

Buyer's Tips

Determine your individual needs

The reasons for buying property vary widely from one person to another. It is therefore extremely important to discuss your individual needs with your real estate agent before visiting a property. Before making an appointment with your real estate agent, draw up a list of the factors important to you and determine your individual needs such as locality, price, type of property, number of bedrooms, surroundings, public utilities, and so on.

Check with your financial institution to find out how much you can afford to carry as a mortgage and have the loan amount preauthorized.

Talk to a Real Estate Broker

Once you have analyzed your individual needs, talk to your neighborhood **Real Estate Broker**. If you are moving out of the area in which you currently reside, your local agent will be able to refer you to a professional **Real Estate Broker** in the area of interest to you.

Checklist for visiting a property

Here is a [property checklist](#) to use each time you visit a property. It will help you compare the various properties you visit and more easily come to a decision as to which property is best suited to your needs.

You have found your dream house?

REMEMBER TO NOTIFY CURRENT SERVICE PROVIDERS PRIOR TO MOVING AND TO TAKE ACTION AS REQUIRED WHEN SETTLING INTO YOUR NEW LOCATION

MOVING OUT		MOVING IN		MOVING OUT		MOVING IN	
<i>Public Utilities</i>				<i>Professionals</i>			
<input type="checkbox"/>	Electricity	<input type="checkbox"/>		<input type="checkbox"/>	Doctor	<input type="checkbox"/>	
<input type="checkbox"/>	Gas	<input type="checkbox"/>		<input type="checkbox"/>	Dentist	<input type="checkbox"/>	
<input type="checkbox"/>	Water	<input type="checkbox"/>		<input type="checkbox"/>	Notary	<input type="checkbox"/>	
<input type="checkbox"/>	Garbage collection	<input type="checkbox"/>		<input type="checkbox"/>	Broker	<input type="checkbox"/>	
<input type="checkbox"/>	Telephone	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>	Cable television	<input type="checkbox"/>					
<input type="checkbox"/>	Heating fuel	<input type="checkbox"/>					
<input type="checkbox"/>	_____	<input type="checkbox"/>					

MOVING OUT	MOVING IN	MOVING OUT	MOVING IN
Local services and accounts		Insurance	
<input type="checkbox"/> Banks	<input type="checkbox"/>	<input type="checkbox"/> Life	<input type="checkbox"/>
<input type="checkbox"/> Finance companies	<input type="checkbox"/>	<input type="checkbox"/> Accident	<input type="checkbox"/>
<input type="checkbox"/> Credit cards	<input type="checkbox"/>	<input type="checkbox"/> Personal property	<input type="checkbox"/>
<input type="checkbox"/> Diaper service	<input type="checkbox"/>	<input type="checkbox"/> General public liability	<input type="checkbox"/>
<input type="checkbox"/> Current accounts	<input type="checkbox"/>	<input type="checkbox"/> Social	<input type="checkbox"/>
<input type="checkbox"/> Retail stores	<input type="checkbox"/>	<input type="checkbox"/> Commercial and professional	<input type="checkbox"/>
<input type="checkbox"/> Milk delivery	<input type="checkbox"/>		
<input type="checkbox"/> Bread delivery	<input type="checkbox"/>	Community services	
<input type="checkbox"/> Laundromat	<input type="checkbox"/>	<input type="checkbox"/> Schools	<input type="checkbox"/>
<input type="checkbox"/> Dry cleaner	<input type="checkbox"/>	<input type="checkbox"/> Library	<input type="checkbox"/>
<input type="checkbox"/> Pharmacy	<input type="checkbox"/>		
<input type="checkbox"/> Shoe repair	<input type="checkbox"/>		
<input type="checkbox"/> _____	<input type="checkbox"/>		

MOVING OUT	MOVING IN	MOVING OUT	MOVING IN
Federal Government		Provincial Government	
<input type="checkbox"/> Post office	<input type="checkbox"/>	<input type="checkbox"/> Health insurance	<input type="checkbox"/>
<input type="checkbox"/> Veteran's affairs	<input type="checkbox"/>	<input type="checkbox"/> Quebec pension plan	<input type="checkbox"/>
<input type="checkbox"/> Income tax office	<input type="checkbox"/>	<input type="checkbox"/> Vehicle registration	<input type="checkbox"/>
<input type="checkbox"/> Family allowance	<input type="checkbox"/>	<input type="checkbox"/> Driver's license	<input type="checkbox"/>
<input type="checkbox"/> Old age security	<input type="checkbox"/>	<input type="checkbox"/> Pension plan	<input type="checkbox"/>
<input type="checkbox"/> Employment insurance	<input type="checkbox"/>		

Moving Day Checklist

- Read all meters
- Lower or turn off heating
- Turn off all lights
- Shut and lock all doors, latch all windows
- Turn over keys to new occupants
- Have telephone disconnected
- Take out all garbage

EXPENSES TO ALLOW FOR WHEN BUYING PROPERTY

Prior to signing the deed of sale:

- ***Inspection of property by building expert***
- ***Mortgage arrangements with bank***

Conventional loan	(25 % cash)
Loan insured by CHMC	(less than 25 %)
Down payment	(10 % or more)

- ***Deposit to accompany Offer to Purchase***

EXPENSES TO ALLOW FOR WHEN SIGNING BEFORE THE NOTARY

- ***Notary fees***
- ***Tax redistribution and refunds:***

Refunds are calculated from the date of the signing of the deed of sale.
You are responsible for reimbursing the seller for the number of days paid to date.

- a) **Municipal taxes**
- b) **School taxes**

- ***Heating oil tank***

The seller is required to have the tank filled on the day of the signing of the deed of sale and submit the invoice to the notary for reimbursement in full by the buyer.

- ***Electricity meter (Hydro Québec):***

The buyer and the seller must notify Hydro Québec of the date the property is scheduled to change hands, have the meter read, and ensure that all amounts owing are properly allocated.

- ***Homeowner insurance:***

Upon signing of the deed of sale, you must present proof that you have contracted homeowner's insurance in an amount equal to or greater than the mortgage on the property.

EXPENSES TO ALLOW FOR AFTER HAVING SIGNED THE DEED OF SALE

- *Land transfer tax also known as welcome tax:*

The municipality in which you settle will bill you within four shortly after the signing of the deed of sale in an amount based upon the selling price and scaled as follows:

0.50 % of amounts up to \$ 49,999

1.00 % of amounts between \$ 50 000 and \$ 250,000

1.50 % of amounts over \$ 250,000

- *Moving, painting, interior and exterior decoration, etc.*