Home Buyer Readiness & Preferences Checklist

Home Ownership & Living Situation

- Is this your first home purchase?
- Are you currently renting?
- If yes, have you signed a lease?
- When does the lease term end?
- Do you currently own a home?
- Will you need to sell it to use the proceeds for your next purchase?

Financing & Deposit

- Have you been pre-qualified or pre-approved for a mortgage?
- Can you access funds quickly to cover a deposit once you’re ready to make an offer?
- If you are a non-resident of Canada, do you have sufficient funds in a Canadian bank account to cover your down payment?
- In whose name(s) will you be purchasing the property?

Lifestyle Considerations

Do you require easy access to any of the following?

- Public transportation
- Schools
- Shopping

Condominium Considerations (if applicable)

- Would a “no pets allowed” policy be an issue?
- Do you require designated parking?

- Is a storage locker necessary?

Potential Deal Breakers

Would any of the following discourage you from purchasing a property?

- Urea formaldehyde foam insulation (UFFI)
- Vermiculite insulation (may contain asbestos)
- Aluminum wiring
- Swimming pool
- Backing onto a train track or major road

Close proximity to:

- Hydro towers
- Wind turbines
- Ongoing or upcoming construction/development
- Commercial or industrial zones
- Additions or renovations done without proper permits
- A secondary suite (apartment) that may not meet local zoning or safety regulations
- Hot water or baseboard electric heating
- A heritage-designated property
- Evidence of pets previously living in the home

Psychological Stigmas

Would any of the following affect your willingness to purchase a property?

- Known criminal activity (e.g., marijuana grow-op)
- Natural death on the property
- Suicide or murder on or in the property
- Alleged paranormal activity
- Neighbourhood factors (e.g., group home, daycare center, etc.)

Must-Haves or Deal-Breakers

Are there any specific must-haves or must-avoids that would influence your decision to buy?

PDF - https://drive.google.com/file/d/1USPKP65jkw-drvr62CnJqNHcJ9WXx47y/view?usp=drive_link

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