



Doug
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Personalized Real Estate



YOUR DREAM HOME CHECKLIST

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NARROWING YOUR FOCUS

FINDING YOUR DREAM HOME

BUYER INFORMATION

Buyer Name _____

Cell _____ Work _____

Email _____ Occupation _____

I am best reached by Call to Cell Text Email

Buyer Name _____

Cell _____ Work _____

Email _____ Occupation _____

I am best reached by Call to Cell Text Email

Have you bought or sold real estate before? Yes No

If yes, can you share your overall buying experience and anything you'd like to see different:



LET'S TALK NUMBERS

1. Do you know your maximum purchase price? _____
2. Is this your: First Home Move Up Investment Downsize
3. Will this be a cash purchase (No mortgage required?) Yes No
If no, how much do you estimate you will have for a down payment?
_____ % of the purchase price or \$ _____ fixed amount
4. Is your down payment coming from Sale of existing home current assets other
5. Have you been pre-approved for a mortgage? Yes No
6. If yes, how much have you been pre-approved for? \$ _____
7. Did your mortgage advisor lock in an interest rate for you? Yes No
8. If yes, what is the interest rate locked in at? _____ %

LOCATION IS EVERYTHING

9. What community, neighbourhood, or street do you love?

10. If not sure, tell me what's most important to you (Check all that may apply):
 - A short commute to work (Less than 30 minutes from: _____)
 - Close to transit, shopping, hospital, parks
 - A large backyard Private/ravine backyard Yard doesn't matter
 - Near a reputable primary school (Name: _____)
 - Near a reputable high school (Name: _____)
 - Near a private school (Name: _____)

What is your exposure preference from your front yard?

- South North East (Sunrise) West (Sunset)



LET'S TALK SPECIFICS OF YOUR HOME

What type, style and condition of a home are you ideally looking for? (Check all that may apply.)

Type of Home

- detached semi-detached condo acreage/rural home undecided
 bungalow split-level two storey duplex other

Style and Condition of the Home

- open concept formal living/dining main floor primary bedroom ideal
 fairly new < 5 years old age doesn't matter but must be in good shape
 fixer upper would work prefer an income property

How Many Bedrooms?

- 1+ minimum 2 minimum 3 4+ undecided

How Many Bathrooms?

- 1 full minimum 1.5 minimum 2 full 3+ must have primary ensuite

Garage & Parking

- single garage single driveway 1.5 garage 2 car garage
 3+ garage carport is okay no garage needed
 parking not necessary parking underground is a must – at least 1 space

PLEASE RATE YOUR FAVOURITE FEATURES

Using a rating of 1, 2 or 3 as outlined below, rate each feature.

1 HIGHEST priority

2 SOMEWHAT of a priority but we could live without it

3 BONUS Feature "Well, that would be a nice feature to have."

_____ Main floor laundry room

_____ Primary ensuite

_____ Woodburning fireplace

_____ Gas fireplace

_____ Home office

_____ Finished basement/in-law suite

_____ Lots of storage

_____ Energy efficient - new windows,
high efficiency furnace, AC

_____ Appliances included

_____ Pool (In ground or above ground)

_____ Definitely no pool

_____ Walk out basement

_____ Ravine/private lot

_____ Fenced yard

Please share other "must have" features for your new home:

A FEW IMPORTANT DETAILS

1. Will you be sharing this home with someone? If yes, do they have specific needs?

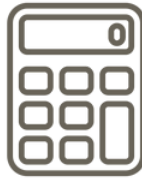
2. How much will you invest, over and above the purchase price, in terms of financial or sweat equity if you can't find all the features that you want?

\$ _____

3. What is your long-term plan? Is this your forever home or starter home? Perhaps an investment property down the road? Any insights would be helpful.



CLOSING COST CALCULATOR



- \$ _____ Purchase Price
- \$ _____ Property Transfer Tax
- (\$ _____) Mortgage Amount
- (\$ _____) Deposit Required at Time of Offer
- \$ _____ Notary/Legal Fees
- \$ _____ Property Tax Adjustments
- \$ _____ Property Appraisal
- \$ _____ Site Survey and/or Title Insurance
- \$ _____ Property Inspection
- \$ _____ Moving Costs
- \$ _____ **Net Required (approx.)**



