MARTINS REAL ESTATE GROUP

GUIDES

First-Time Home Buyer Guide

A step-by-step guide to preparing, searching for a home, making an offer, and confidently navigating the buying process.

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1. Get Your Finances Ready

- Request a mortgage pre-approval so you shop with a firm budget and a rate hold.
- Budget 1.5%-4% of the purchase price for land transfer tax, legal fees and adjustments.
- Confirm your down payment source and have it seasoned in your account for 90 days.
- Check first-time buyer programs: Home Buyers' Plan, land transfer tax rebate, FHSA.

2. Define the Search

- Separate must-haves (bedrooms, commute, school catchment) from nice-to-haves.
- Review sold comparables in each target neighbourhood before touring.
- Understand condo vs. freehold: fees, reserve funds, and maintenance responsibility.

3. Offer and Close

- Standard conditions: financing, home inspection, status certificate for condos.
- Deposit is typically delivered within 24 hours of acceptance.
- Book your lawyer early and complete a pre-closing walkthrough.

Questions about your next move?

Book a complimentary consultation at martinsrealtygroup.ca/book