

What do I need to do as a buyer?

Whether you are purchasing your first property or your third, buying a home is a big process and it can feel very overwhelming.

Parsons Law is here to support you throughout the buying process, clearly answer your questions, and make the process as seamless as possible. Use this checklist to manage the steps you need to take during your property purchase.

- Work with your **mortgage broker to complete all necessary steps** to obtain your mortgage. **Ensure your lawyer receives mortgage documents**, called *mortgage instructions*, from your lender reasonably in advance of your closing.
- Make sure you have **sufficient funds available for closing**. You must ensure that these funds are fully accessible to you reasonably in advance of your closing date. In some cases **there may be waiting periods**, so be sure to speak to your lender or financial institutions to get a clear picture of when funds will be available.
- Arrange for a suitable home insurance policy**. This coverage must be arranged prior to your closing date.
- Set up any necessary utility accounts**. You do not have to set up a property tax account or a water account, as these will be handled by your lawyer. All other accounts are your responsibility to set up.
- Meet with your lawyer to review and sign documents**.
- Ideally visit the property shortly before closing** to ensure there has been no damage to the property since the time when you agreed to buy it and the seller has removed their possessions without leaving garbage behind.



Parsons Law is a client-centered law practice specializing in estate administration and residential real estate transactions.