

Start

You decide to buy a home! Contact a Ryco Realtor

Describe your property needs:

- Price range
- Property type (i.e. single family bungalow, two storey townhome)
- Preferred location(s)
- Preferred features (number of bedrooms, number of bathrooms etc.)

Ryco Realtor examines what's currently for sale in the marketplace

- Presents on-the-market properties that fit your needs/criteria
- Schedules viewings of selected properties

Viewings

You and Ryco Realtor view properties together

You find the property you want to buy

Ryco Realtor will help you negotiate an offer by completing an Agreement of Purchase and Sale

- If needed, conditions on offer are made (i.e. financing, home inspection etc.)
- A time period is set in which the conditions must be completed
- A dollar value is identified as the deposit
- A tentative closing date is selected
- The offer is presented to the listing agent (the seller's representative)

The potential outcomes

1. The offer is accepted (and the property is considered conditionally sold)

- The deposit is given to the listing agent to be deposited in their brokerage's trust account
- Upon the condition's expiry date:
 - If the conditions are met, the home is yours.
 - If the conditions are not met (for example, something unexpected is found in the home inspection), the offer could be re-negotiated or simply revoked with the full deposit being returned to you in most cases.

2. The seller rejects the offer

- The offer is rejected by the seller. You may always submit another offer.

3. Your offer is countered

- The listing agent counters the offer (for example, with a different price, different closing date, etc.)
- There will be a time limit associated with the Counter Offer.
- You may accept or reject this Counter Offer:
 - If you accept the Counter Offer, the property is considered conditionally sold and follows the same process as #1
 - If you reject the Counter Offer, the same process as #2 is followed

On closing

- Your lawyer will complete the transaction including relevant disbursements for home heating oil, property taxes, receipt of keys etc.
- You will be given the keys to your new home
- Your Client Advantage Network Card will be issued. Renovate. Remodel. Recoup. Reap the Advantage!

Closing activities

- Call local utilities to connect services (power, telephone, water, etc.)
- Call any leaseholders of equipment that is included in the real estate transaction such as a water heater, furnace, water softener etc.
- Contact Canada Post with change of address notification
- It is your responsibility to insure the home from the date of closing

In most situations, if you are the buyer, you do not pay the commission on any Multiple Listing Service (MLS) listing. The seller pays the commission.

THE RYCO REALTY
CLIENT ADVANTAGE
NETWORK

the life of a deal

For a Home Buyer

Finish