

# **First-Time Home Buyer Checklist**

*By Hauwa Real Estate – Your Trusted Partner in Alberta*

## **1. Understand Your Finances**

- Check your credit score
- Know how much you can afford (consider down payment, monthly mortgage, taxes, insurance)
- Start saving early for your down payment
- Create a realistic budget for all home-buying costs

## **2. Get Pre-Approved for a Mortgage**

- Research mortgage lenders and compare rates
- Gather your financial documents: payslips, tax returns, proof of assets
- Get a pre-approval letter—it shows sellers you're serious

## **3. Define Your Needs and Wants**

- Decide on your preferred location or neighborhood
- Choose the type of home: detached, semi-detached, condo, townhouse
- List must-haves vs. nice-to-haves (e.g. 3 bedrooms, parking, backyard)
- Consider future plans: family size, resale value, proximity to schools or transit

## **4. Work With a Trusted Real Estate Agent**

- Choose someone who knows the local Alberta market
- Ask questions, set clear expectations
- Rely on their experience to find the best listings and negotiate prices

## **5. Start the Home Search**

- Tour multiple properties (virtual or in-person)
- Take notes, photos, and ask questions during visits
- Don't rush—this is a big decision

## **6. Make an Offer**

- Use your agent to craft a competitive offer
- Consider contingencies (financing, home inspection, etc.)
- Be prepared to negotiate

## **7. Schedule a Home Inspection**

- Hire a professional to assess the home's condition
- Review the report and decide if repairs or price adjustments are needed

## **8. Finalize Your Mortgage**

- Lock in your mortgage rate
- Submit required documents
- Get ready to sign the final loan agreement

## **9. Close the Deal**

- Hire a lawyer to review legal documents
- Review and sign the final paperwork
- Pay closing costs
- Get the keys and celebrate!

## **10. Move In and Settle**

- Arrange for utilities, internet, and services
- Update your address everywhere
- Make your house a home

## **Need Help Buying Your First Home?**

At Hauwa Real Estate, we're not just selling properties—we're building lasting relationships.

Let's walk this journey together.

Reach out anytime—we're always here to guide you.

### **Contact:**

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