



FIRST-TIME HOME BUYER'S GUIDE

Buying a first home can be both exciting and overwhelming. This guide is designed to walk you through the home-buying process as a first-time owner, including tips and advice from our team.



PROGRAMS FOR FIRST-TIME HOME BUYERS

Before beginning your search, we recommend you explore rebates and incentives that can help when you purchase your first home. This includes the:

- Ontario Land Transfer Tax Rebate
- First-Time Purchase Rebate for Municipal Tax
- First-Time Home Buyer Incentive



01 Determine What You Can Afford

The type of home you can afford depends on your current income and monthly debt. Be sure to consider other factors like your credit score and closing costs and use a mortgage calculator to understand what these costs could look like.



03 Find a Realtor

Most first-time buyers work with a Realtor. Experienced Realtors like Saunders, Saxton & Winter advocate for you, explain any areas of confusion, and help you find the right house based on your wants and needs.



05 Submit an Offer

When you find a home you love, it's time to make an offer. Saunders, Saxton & Winter will prepare your offer, including your price, any contingencies, obtaining disclosures, and creating a closing timeline. If your offer isn't accepted, don't give up – there will always be another house out there, and it may suit you even better than the last one!



02 Get Pre-Approval for a Mortgage

Getting pre-approval involves working with a mortgage broker who will review your income, expenses, and credit report to provide a conditional amount of money you can work with – this will help you shop confidently!



04 Start Your Home Search

Searching online is a great way to start, but visiting homes in person is highly recommended. Viewing a home in person can help you see the local area and identify things that are important to you.



06 Close the Sale

Your lawyer will prepare the documents required for closing – a couple of days before closing, you'll meet with your lawyer to sign documents. On the day of closing, they will reach out to you to let you know the transaction is complete and the property is officially yours!