

Buying your first home: a checklist for new home buyers

Congratulations! You are about to embark on what will likely be one of the biggest purchases of your life—buying your first home! This journey is an exciting one and we’re eager to help make owning your first home as easy as possible.

Step 1

To get started, book an appointment with an Alterna mortgage professional to get your mortgage pre-approval today. Once you have your pre-approval, you’ll know exactly how much you’ll have to spend so that you can shop for your dream home with confidence.



Step 2

Here’s a list of things you’ll need to bring with you to your appointment:

- Confirmation of income and / or employment
 - This can include recent paystubs or a signed letter of employment indicating your position, income, and tenure.
 - If you are self-employed or have a commission-based salary, please bring your two most recent tax assessments (T1-General supported by Notice of Assessment) and last year’s financial statements (if available).
- Evidence of your down payment and savings over a 3 to 6 month period
 - Bank statements, investment statements or gift letter
- Copy of the accepted purchase and sale agreement (if applicable)
- Copy of the real estate listing (if applicable)
- Contact information for your lawyer or notary—if you don’t have one, we’ll be more than happy to help you find one
- Copy of the contract and the building plans for a new home under construction (if available)

Did you know? Besides the basic purchase price, closing costs are often an unwelcome surprise for many first-time home buyers. If you’re not sure you can meet these requirements today, ask us about Alterna’s Money Management Program or Wealth Management services.

Here are some expenses that you must consider as the closing of your first home purchase approaches.

Item	Approximate Amount
Appraisal Fee (if required)	\$200 to \$300
Home Inspection Fee	\$150 to \$400
Moving Costs	\$500 to \$800
Lawyer / Notary Fees (including Title Insurance)	\$1,000 to \$2,000
Prepaid Municipal Taxes and Utility Adjustments	\$400 to \$500
Water and Septic Certificate (if required)	\$50 to \$300
Home Insurance	\$400 to \$600 annually
Land Transfer Tax / Welcome Tax	1 to 4% of the purchase price
High Ratio/Default Mortgage Insurance*	dependent on mortgage amount
Furniture, Appliances, Upgrades/Renovations, Decorating, Kitchenware, etc.	Subject to individual requirement

As you can see, the long list of closing expenses can be overwhelming and stressful. Take a deep breath and let's prioritize these expenses. Ask yourself the following questions:

1. What are the "non-negotiable" expenses that must happen to complete the purchase?
2. Are there any electrical, plumbing or other home upgrades that you must complete to qualify for home insurance?*
3. What expenses or purchases can be deferred to a later time?

Depending on the type or age of the home that you are looking to purchase, your property insurance provider may ask you to upgrade certain elements of the house before they provide you with coverage. A typical insurance provider will give you a few weeks after the mortgage closing date to make the required upgrades. We highly recommend that you inspect the property thoroughly and consult with your insurance provider for specific home insurance requirements.

Now, let's talk money! Consider the following:

1. Do you have sufficient savings or funds to cover all the closing expenses that we mentioned earlier?
2. If not, do you have other means to finance these expenses, such as a line of credit?

What happens if you can't meet these requirements today? We'll work with you to find out how we can help you buy your dream home of tomorrow. Ask us about Alterna's Money Management Program or Wealth Management services.

Alterna's mortgage professionals are here to help you identify all of your mortgage financing options. They'll be sure to set you up with the solution that best suits your needs.

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*Alterna:
bank fresh.
bank local.*

* Default insurance cost can be included in the mortgage balance. Other fees or documentation may be required.

† Limits apply. See in branch for details.

Alterna refers to Alterna Savings and Credit Union Limited ("Alterna Savings") and its wholly owned subsidiary CS Alterna Bank ("Alterna Bank"). Together, Alterna Savings and Alterna Bank form the *Alterna Financial Group*.