

# INVESTING TIME IN YOUR NEW HOME



**A**fter spending months looking for a new home, you've finally found the one! The APS (the agreement of purchase and sale) is written, signed and firm. Now it's time to continue the exciting process and move to the next step.

## FINANCING FIRST

First off, get yourself ready financially. It's simple; use the commitment letter from your financial advisor as your blueprint. Ensure that you have fulfilled all the requirements and that if there is a financial bar you have met it. In other words, make sure the required amounts are saved and put away. A large help will come from your lawyer, who will be able to provide you with a rough estimate of closing costs and any other costs that may impact you financially. Let's be sure that you have enough funds to close your home on the final title transfer date, known as closing day.

## GET TO KNOW YOUR APS & TARION

Next is to become familiar with your APS and Tarion Home Warranty agreement. Review each section with your lawyer. My advice is to use a real estate lawyer who is familiar with new construction agreements. Have the lawyer explain the various sections of the agreement to you. Under Tarion, builders throughout all of Ontario are to provide purchasers with a delayed closing and delayed occupancy

warranty. You could be given a firm closing date, which means you will know the exact date of your closing, or a tentative closing date, which is an estimated closing date and may be delayed. Not to worry; in the event of a delay, your builder will communicate this to you.

## MAKING HOME "HOME"

Now prepare for the fun part – decorating your home. In a short period of time, depending on the length of your closing date, you will be called in to select your finishings and upgrades. This is now your home, which means you can play around with different looks and make it what you want. Be prepared with a wish list and a flipbook when you go to your first decor appointment. Visit sites like Instagram, Pinterest or Houzz,



clip decorating magazines and find creative ideas to compile the look and feel of your new home.

## THE BIGGER PICTURE

Before the move, get to know your area. Research your surroundings and look into schools in the area and ensure that you have ample time to register your children in your school of choice. Likewise, if your children are preschoolers, check out the daycare facilities in your new neighbourhood before you make a choice. This is your new neighbourhood, embrace it and enjoy it. Be wise and get a good insurance policy that covers your new home. Regardless of the area, with recent cases of floods and freezing, it is better to be safe than sorry.

## THE MOVE

Start to prepare for your move by starting to declutter many months before your moving date. Decide what furniture and appliances are making the move and which ones may be sold off prior to moving. Plan for all your new purchases, such as appliances, window coverings and any new furniture your new home needs. Either put money aside, or start saving. Lastly, hire a reputable moving company and have a written quote that provides no surprises.

The most important reminder I can't emphasize enough is to enjoy the entire process of buying your new home and moving in. This is an exciting time and a wonderful new beginning.

*Debbie Cosic is president and founder of In2ition Realty (In2ition.ca), an award-winning brokerage that focuses on sales, marketing and merchandising of new home & condominium developments throughout North America. Cosic has been recognized multiple times as the Marketing Person of the Year by both BILD and NAHB.*

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