# Edmonton Buyer Guide

Plan your purchase before you start touring

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## Start with your comfortable budget

Your lender determines what financing it can offer. You decide what monthly housing expense fits your life. Build a budget that leaves room for everyday spending, savings, and unexpected repairs. A mortgage payment is only one part of owning a home.

## Build two separate budgets

Monthly: mortgage, property taxes, insurance, utilities, condominium fees where applicable, and a maintenance reserve. Upfront: down payment, legal services and disbursements, applicable registration costs, inspection, condominium review where applicable, moving, and a cash reserve. Ask for property-specific estimates rather than assuming every home costs the same.

## Prepare your financing

Ask your mortgage professional about documents, rate-hold terms, down-payment sources, property restrictions, and final approval requirements. Pre-approval is a starting point, not a guarantee of financing for a particular property. Discuss changes to employment, borrowing, or major purchases before making them.

# Choose the location and the home

A good shortlist makes the search more useful

## Write your search brief

List your preferred price range, property types, minimum bedrooms, parking needs, accessibility requirements, and target move date. Separate essentials from preferences. If two people are buying together, complete this independently and compare your answers.

## Investigate the daily routine

Choose communities around the destinations and activities that matter to you. Check real routes at relevant times. Visit beyond a scheduled showing where practical. Look into nearby development, traffic, noise, and amenities using current official information. Verify attendance boundaries and program access with the relevant school authority.

## Compare homes consistently

Record condition, layout, light, storage, parking, immediate work, and unresolved questions after each showing. Do not assume an attractive renovation proves the condition of hidden systems. A suite claim, permit claim, or projected rental amount needs its own verification.

## Understand representation

Before entering a client relationship, review the written service agreement. Discuss services, duration, compensation, responsibilities, and termination terms. Ask questions before signing and keep your copy.

# From offer to a firm purchase

Know what you are committing to

## Review the whole offer

Price is only one term. Discuss possession, deposit amount and timing, inclusions, exclusions, conditions, deadlines, and property-specific terms. Understand the obligations before signing. Get legal advice when needed.

## Plan the deposit

The deposit is normally credited toward the purchase price, not added as a second purchase cost. It may be needed well before closing. Confirm the amount, due date, recipient, and payment instructions through a trusted channel. Do not rely on unexpected payment instructions received by email.

## Complete the agreed investigations

Depending on the contract and property, investigations may include financing, inspection, title matters, condominium documents, insurance, and other specialist reviews. Book the appropriate professionals promptly. Make decisions within the actual contract deadlines and document the required notices.

## Do not treat pre-approval as final approval

Confirm the lender has considered the actual property and your circumstances before making a financing-condition decision. A condition-free offer can expose you to substantial risk. Ask for an explanation of the consequences rather than assuming you can withdraw later.

# Prepare for possession

Keep the final steps organized

## Before closing

Follow your lawyer and lender instructions for documents and funds. Arrange insurance effective when required, utilities, movers, and access. Ask about tax and other closing adjustments. Confirm what your agreement says about walkthroughs, condition, and possession.

## At possession

Coordinate key release through the agreed process. Check included items and visible condition. Document concerns promptly and ask your agent and lawyer how to proceed. Do not assume a problem can be solved by withholding funds or delaying possession yourself.

## Your buying worksheet

Comfortable monthly housing budget: _____
Cash available for purchase and moving: _____
Cash reserve to keep: _____
Three essential home features: _____
Regular destinations: _____
Desired move date: _____
Biggest unanswered question: _____

## Plan your next step

Call or text Corey Sylvester at 780-221-3088 to discuss your budget, areas, and timeline. Sylvester Realty Group | REAL Broker. You do not need every answer before starting the conversation.

## About this guide

General educational information for an Edmonton-area purchase, not legal, lending, inspection, or tax advice. Costs and requirements depend on your transaction. Source references and review notes appear in the accompanying editable source file.