The Mortgage Guide for First Time Homebuyers



THE MORTGAGE GROUP
THINK OUTSIDE THE BRANCH

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Congratulations. You are looking at becoming a proud first-time homeowner!

Making one of the most important financial and lifestyle decisions can be daunting, but it doesn't have to be with an experienced mortgage professional at your side guiding you through the entire process.

I offer access to over 50 lenders with hundreds of products available and will answer any questions you might have, all while making sure your interests are well taken care of and that you get the best customized mortgage solution that suits your needs.

In most cases, my services are at no cost to you, on approved credit. (i.e. minimum credit requirements may apply). The lender pays for my advice, and the services I provide for mortgage placement and continued support - no strings attached! In special cases where a fee may be charged, I'll always let you know in advance so that you can make an informed decision.

Having the right information can be a powerful advantage throughout your homebuying journey, and this guide will equip you with the essential information. Keep this as a handy reference throughout each step in the process and remember that knowledge truly is power.

When it comes to making this big financial decision, I'm here to make sure you have the best possible outcome. My goal is to save you time and money while avoiding unnecessary stress, so let's talk! And because your satisfaction matters so much, if you like what I do for you, please tell your family & friends!

Let's get this exciting journey started!

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How much down payment do you need?

For many, the challenge of home ownership comes down to finding a way to save up enough money for that all-important down payment. But with discipline and smart planning, it's possible to make owning your dream house a reality!

The amount of down payment you are required to have depends on how much your home costs. For any home under $500,000, 5% is your minimum downpayment. For instance, purchasing a home for $500,000 would require a down payment of $25,000.

Things change for home prices above $500,000. You still need 5% on the first $500,000 ($25,000), but then you'll need 10 percent on anything over and above. So, to purchase a home for $900,000, you'll need $25,000 for that first $500,000 and then $40,000 for the remaining $400,000 for a total downpayment of $65,000. If you are dreaming bigger and want a home priced at $1,000,000 or more, then you'll need 20% down ($200,000). Additionally, if you are purchasing a home for over $1.5M or more, some institutions may require an additional down payment, so it's important to talk to your mortgage broker before making any offers.

Purchase Price	Minimum Down payment
Less than $500,000	5%
$500K - $1M	5% first $500,000 10% on the balance
$1M or more	20%

Down payment Helpers

Achieving your dream of homeownership can require discipline and determination. If you're putting together a downpayment, whether it's 5% or 20% down, these downpayment strategies can help you reach your goal.

Gifted down payment

Owning your dream home can be more accessible with the help of family members! A parent or a direct family member can gift you money for all or part of the downpayment needed to purchase your home. Your lender will require a signed 'gift letter' confirming these funds are truly a gift and there's no need for repayment at any point in time.

Tax-Free First Home Savings Account (FHSA)

The FHSA allows qualified first-time homebuyers to contribute $8,000 per year for 5 years into a savings account tax-free for a total of $40,000 or $80,000 for a couple. Like an RRSP, contributions are tax-deductible and, like a TFSA, all withdrawals which include investment income are non-taxable. There is no requirement to repay as there is with the RRSP Home Buyer's Plan (HBP).

Your unused contribution amounts can be carried forward to the next year. This means that if you only contribute $4,000, you can carry forward the other $4,000 to the next year and contribute $12,000. You can only catch up in any given year by $8,000. Contribution room starts when you open your plan.

If you don't use the funds for a home purchase, you have the option of making a taxable withdrawal or transferring tax-free to your RRSP or RRIF, so you are never locked out from accessing these funds. The account can only be open for 15 years and/or must be closed by the end of the year you reach 71 years

Borrow from your RRSP tax free

The Federal Home Buyers Program (HBP) allows first-time homebuyers to access up to $60,000 ($120,000 for couples) tax-free from their RRSPs if the funds have been inside the registered account at least 90 days. It's a great way to get a jumpstart on homeownership! And great news – the HBP can be used in conjunction with the FHSA!

If you have contribution room in your RRSP, there's an opportunity to potentially increase the available funds for your downpayment. Simply deposit your savings into your retirement account before the March 1st deadline and then, come tax return time, you'll have your tax refund to further bolster your downpayment or help with closing costs. Don't forget that those deposits can be withdrawn but only after being in the account for 90 days. You'll eventually need to pay it back over the following 15 years or it will be treated as income and taxed on your tax return.

Note: As per Budget 2024, withdrawals made between January 1 and December 31, 2025 will have five years to start repaying instead of two.

Insured 30-year Amortizations on New Builds

Budget 2024 anounced that on August 1, 2024, first-time homebuyers can access a 30-year amortization on insured mortgages. I.e. under 20% downpayment. Remember that insured mortgages have a maximum limit of $1M.

The First-Time Home Buyer's tax credit is an important helper!

Remember this at tax time! First-time buyers can claim a portion of their home purchase on their personal tax return for the year of purchase. This $10,000 tax credit can give first-time buyers up to $1,500 in federal tax relief, which can help with all kinds of first-home expenses.

What is Mortgage Default Insurance?

When making a downpayment of between 5% and 20%, it's essential to be aware of the "associated mortgage default insurance requirement". This insurance is there to protect the lender against any potential financial loss if you default on your mortgage. The premium typically gets rolled right into your total mortgage amount, which will increase your mortgage payment.



How much is the premium?

Down payment	Premium based on your mortgage amount
5%	4%
10%	3.1%
15%	2.8%
20%	No required

If your mortgage is $500,000 and you have 5% down, your premium of $20,000 will take your total mortgage to $520,000. A $900,000 mortgage with a 5% down results in a premium of $36,000, which brings your total mortgage to $936,000.

By having a downpayment of 20% or more of the purchase price for your house, you can avoid paying this premium. It's not required with a higher down payment because if something unexpected happens down the road, you have plenty of equity that can act as a buffer. Most first-time buyers though start with a 5% downpayment unless they get help from a family member.

All "insured" mortgages, which means you have mortgage default insurance, must have a 25-year amortization. Thirty-year amortizations are available for "uninsured" mortgages which can help you qualify for more or reduce your payments.

Mortgage Qualifying

When it comes to securing a mortgage, lenders need proof that you can afford the amount requested. To measure affordability and determine your borrowing capacity, they'll assess your monthly housing costs and any additional debts currently owed, giving them an accurate picture of what you're able to handle financially.

Understanding GDS and TDS

An important part of applying for a mortgage is understanding it involves Gross Debt Service (GDS) and Total Debt Service (TDS) ratios. For insured mortgages the maximum allowed GDS is 39% and for TDS it is 44% while uninsured mortgages, lenders may have more flexibility.

GDS indicates how much of your pre-tax income goes towards housing, which includes your mortgage payments, property taxes, heating costs, and condo fees where applicable. This amount is then divided by your before-tax income.

TDS takes into consideration both housing and non-housing debts like credit cards, car loan, lines of credit, and student debt, providing a more complete picture of what debts you have.

Having low debt service ratios indicates to lenders that you are in a good position to afford a home. If you are over these ratios, you can try to bring them in line by paying down debt, having a bigger downpayment, or looking for a lower-priced home.

What type of income do you have?
It can be easier to qualify for your mortgage if you have a full-time salaried position where you can easily provide a recent pay stub and a "letter of employment" from your company. The employment letter must be on their letterhead confirming your position, annual salary, and the length of time you've been in the position.

If you receive hourly wages, work part-time, or are self-employed, lenders may request additional documentation to verify your annual income. While this may make the process a bit more involved, it is still possible to satisfy their requirements. If this applies to you, it is recommended that we have a conversation to discuss the specific documents needed.

Important to have good credit.
Your credit score is used by lenders to assess how responsible you are as a borrower. Credit scores range from 300-900; with anything above 680 considered excellent and putting you in an enviable position when it comes to achieving the best mortgage rate. The most important behaviour to ensure you have a good credit score is paying your bills on time, all the time. Be careful to never let a bill go past due.

If you're unsure about your credit score, please contact me and we can review your options. While you can obtain your credit score online, free score reports are not the most accurate option, so it's often helpful to have a professional review it with you. This can give you a better understanding of where you currently stand and how you can potentially improve your credit score.

Will a co-signor or guarantor help?
If you need help getting approved for a mortgage, asking your parents to be co-signors is an option. This involves adding their credit history and income to your application to strengthen your position. The co-signor will be put on the title of the home and your lender will consider this person equally responsible for the mortgage. Guarantors are not put on title but not all lenders allow a guarantor.

Stress Test!

Understanding the Mortgage Stress Test

All federally regulated lenders must use the mortgage qualifying stress test when approving new mortgages. This extra-stringent evaluation was introduced by the government to ensure borrowers can comfortably make their payments should interest rates climb in an uncertain economic environment.

The stress test for all new mortgages is the **higher of** –

- The government mandated mortgage qualifying rate, currently 5.25%, or
- Your mortgage contract interest rate **plus** 2%.

This government-mandated stress test ensures greater security for you in the event rates increase and has played a strong role in the stability of the Canadian housing market. By using this stress test, your lender qualifies you at this higher rate, ensuring you can handle your payments should rates rise to this level, but your actual mortgage payments are based on your lower contract interest rate. If you can't pass this stress test, your lender will not approve your mortgage, even if you can meet their qualifying criteria based on your contract rate.

Mortgage Brokers have access to non-federally regulated lenders that are not required to use the stress test, which may allow you to get approved if you are otherwise unable to qualify, however, these lenders may have higher interest rates. Credit Unions, which are provincially regulated, are not required to use the stress test should you have a 20% down payment for a conventional mortgage. Alternative and private lenders are other options available through your Mortgage Broker.



Ready to start shopping?

Get a preapproval

With a pre-approved mortgage, you'll know exactly what mortgage amount you qualify for and what your payment will be each month. And your interest rate is guaranteed for a set period such as 90 to 120 days. This pre-approval is not an actual mortgage approval or guarantee of financing since your lender will need to assess the property and verify your financial situation and downpayment at the time of an accepted offer.

Prepare a budget and be aware of closing costs

Before beginning the search for your dream home, make sure you prepare a detailed budget that not only covers your monthly mortgage payments, but also other costs like utility bills, home insurance, property taxes, strata/condo fees, ongoing maintenance, etc. Also, be aware of closing costs, which includes legal fees, appraisal fee, home inspection, title insurance, disbursements, adjustments, land transfer taxes (where applicable), and more. You typically need to budget 2-4% of your home's purchase price in closing costs. The lender will want to see that you have money set aside for these costs.

Work with an experienced realtor

Working with an experienced Realtor® is one of the most important decisions you can make and is essential to ensure that you are navigating the complex paperwork and regulations correctly and confidently. Not only does a Realtor® have the knowledge and expertise to guide you through the buying process, but they also are familiar with the local market to help you make an informed decision. If you need help finding a reputable Realtor® to help you find a home, I can recommend one to you.

When putting in an offer, have a financing condition.

It's always my advice to include a financing condition, which gives you protection and peace of mind. It gives us the necessary time to get a final mortgage approval (ensuring you absolutely have the funds for your purchase), review property documents, get an inspection, and allow the lender to get an appraisal. The lender won't start their document review until they receive a live offer.



Mortgage Decisions

Achieving the dream of homeownership can come with many daunting decisions. Yes, mortgages are more than just rates!

Although many people tend to prioritize rate, term, and the choice between fixed or variable rates, it's crucial not to overlook other essential mortgage features that can ultimately help you become mortgage-free sooner. These features include the penalty to break your mortgage, portability, prepayment options, and the length of the amortization period. In fact, considering these features in addition to your rate decision can be the key to achieving your dream of becoming mortgage-free sooner.

I'll navigate the options and work with you through each step of the process so that you can make informed decisions about what is best for you!

Fixed vs Variable Rate

Fixed-rate mortgages offer homeowners the security that comes with knowing your mortgage rate and payment will remain unchanged. There is no need to worry about interest rate changes during the term of the mortgage - simply "set it and forget it."

Variable-rate mortgages are often discussed by brokers due to their flexibility and the ability to help mitigate penalties. With a variable-rate mortgage, you can benefit from lower rates if your lender's prime lending rate decreases, making it a great option for those comfortable with taking on more risk or uncertain about how long they plan to hold the property. However, it's important to align the term of the mortgage with your future plans, and locking into a fixed interest rate can provide peace of mind and reduce the stress of market fluctuations. Ultimately, the best mortgage option depends on your unique needs and preferences.

The cost to break your mortgage

You should also think about the cost to get out of your mortgage early if you want to sell or refinance. Your life circumstances can change and you may need to break your mortgage i.e. job transfer, illness, or divorce. The penalty to break a variable mortgage is less expensive than a fixed-rate mortgage, but that doesn't mean you shouldn't take a fixed rate, it just means that you should be aware of the potential fees and penalties that come with your mortgage and consider what your future may hold.

If you think you may move before the term of your mortgage is up, you should look at having the ability to port your mortgage to the new property. This is a way to avoid paying the penalty to break your mortgage, but not all lenders allow for it. Some ports have quirks and nuances that may make it challenging to navigate when trying to buy a new home.

Mortgage payment frequency – benefit of accelerated payments

You can make your payments monthly, bi-weekly, or weekly. If you want to pay off your mortgage faster and save thousands in interest, consider an accelerated payment option – accelerated weekly and accelerated bi-weekly. This type of payment has you making roughly one extra payment a year and is a good option without putting too much pressure on your budget.

In addition to accelerated payments, another way to become mortgage free sooner is to use the prepayment options available to you i.e. how much of a lump sum payment can you make and increase your payments by each year. This will be outlined in your mortgage contract but it is an important mortgage feature and may affect which mortgage you select.



It’s not all about rate! Mortgage features are important

30 yr. amortization if 20% down

By putting 20% or more down on your mortgage, you can access the flexible 30-year amortization to make your payments smaller and free up cash flow. Whether investing in a business venture, funding higher education expenses or preparing for maternity leave costs - whatever life throws at you - this option can give you room to breathe or help you build wealth.

Fixer Upper? Purchase Plus Improvements Mortgage

Some buyers prefer to add the costs of initial renovations into their mortgage, instead of racking up credit card bills or selling investments to pay for those renovations Known as a “purchase plus improvements” mortgage, this type of mortgage covers the sale price of the home plus any renovations that would increase the value of the property, up to a certain dollar amount. It is important to review with your broker, as we want to ensure the property is still marketable as is.

Creditor Insurance

Are you worried about your loved ones being left in debt?

We know how important it is to protect your home and the financial security of your family. That's why we offer affordable creditor insurance to shield them from the burden of debt, should anything happen to you. With our comprehensive coverage, you'll be able to safeguard the financial wellbeing of your family and give them lasting security.

Mortgage Life Insurance

can make sure that if one of you should unexpectedly pass away, the outstanding balance of your mortgage will be covered, so those left behind do not have to shoulder the responsibility.

Mortgage Critical Illness Protection

can be a life-saving resource for you and your family. If you're diagnosed with an illness like cancer, heart attack or stroke, this protection will pay off the outstanding balance of your mortgage so that less worry gets in the way of recovery.

Mortgage Disability Protection

provides you with security in case of an unexpected injury or accident that keeps you from working. This coverage makes sure your monthly mortgage payments remain up to date, giving you peace of mind during challenging times.

Don't leave your loved ones struggling with a burden you can easily protect them from!

Note: when looking at creditor insurance, some conditions or age restrictions may apply.

Yes, rates are very complex!

Everyone just wants to go to an online rate sheet to see what current rates are. But it's not that easy. Rates are complex and those advertised rates may not apply to you.

Insured Rates

are the lowest because these mortgages are protected by mortgage default insurance, which reduces risk and cost for the lender. This insurance protects the lender should you default on your payments. If you default, the lender is paid by the insurer. Rates are lower thanks to this reduced lender risk and because you pay for the insurance.

Insurable

means the lender pays for the insurance if the mortgage qualifies to be insured. Since the lender pays, there will be a slight rate premium compared with Insured Mortgages unless the mortgage is under 65% LTV.

Uninsured Mortgages

typically have the highest rates and apply if you put 20% down. Yes, it does seem counterintuitive that those with less downpayment get a lower rate but remember you pay for the default insurance that protects the lender if you get an insured mortgage. Without that protection, the lender will charge more..

Be wary of online rates

Low online rates are designed to lure people in, but often rate shoppers find they don't even qualify for the advertised rate. The lowest rates may also come with restrictions that could cost you more in the long run. Do your research but before taking any action, reach out for advice so that you make the most informed decision possible and get a mortgage that works best with your situation now and in the future.



The Mortgage Process

Buying a home doesn't have to be stressful when you are working with experienced professionals. Together we'll navigate the journey with ease and confidence. Here's an overview of what to expect when pursuing financing for your new home:



...The Mortgage Process Continued

06

It's important that you don't make changes to income or debts before you close.

07

You need to arrange home insurance.

08

You meet with lawyer before closing day.

09

Your lawyer registers you on title and will transfer the funds.

10

The home is yours on closing day. You will get the keys and move in within a day or two.

What lenders need to verify income & down payment

Knowing what documents you'll need to secure your mortgage can save time and even get your application approved faster. As soon as you decide it's time to buy a home, start collecting the necessary documents that verify your income and downpayment—it'll make everything go much smoother!

Income verification

If you're a full-time salaried worker, your proof of income is straightforward. Gather up your most recent pay stub and an employment letter on company letterhead (i.e., from your HR department) that confirms your position and length of time you've had the role along with your annual salary. If you are a relatively new employee, your lender may want to ensure your probationary period is over.

If you are self-employed, it's best to get in touch so I can review your situation and advise on the documentation you will need. You may need two years of notices of assessment, your business registration, articles of incorporation if applicable, and the last two Full T1s tax returns and financial statements (for incorporated businesses).

If your income is from commissions, contract, part-time, hourly, or seasonal employment, you'll need a company letter describing your work, and a pay stub to prove your income. You may also need your last two notices of assessment and T4 slips. If you work on contract, a copy of your contract may be required

There are other sources of income we can include, such as child support, pension income, and disability income.

If your income is difficult to prove, a bigger downpayment or an excellent credit history will help your case. If you simply don't have enough income to qualify for the mortgage amount you want, you can always check with your family to see if they will go on title with you so you can use their income to help you qualify.

Down payment Verification

You'll need to provide a 3-month history of the bank account or accounts where you have been saving for your downpayment. Be aware: online banking printouts may not include personal information such as name or account number, so double check there is proof on the printout that you are the account owner before submitting.

Other considerations:

- You may need to show where large deposits came from that are not your regular income.
- If you transferred money from another account include the history for that account too.
- If the funds were a gift, you need a signed gift letter and a bank statement to verify those funds.
- If using RRSP money, you'll need a 3-month history of that account. Remember that the funds need to be in the RRSP for 90 days before they can be withdrawn tax-free.

Be sure to have enough funds for your closing costs! You'll need to budget an extra 2-4% of the purchase price to cover these costs, which can include legal fees, appraisal fees, transfer tax, home inspection, title insurance, adjustments, land transfer taxes, and moving costs.



What you should and shouldn't do before your mortgage funds

Before you can move into your dream home, there are still a few important steps to take. Ensure that everything goes smoothly right up to closing day by following these essential tips!

DO...

Keep all your bill payments up to date, including your current mortgage (if applicable).

Keep the money for your down payment separate, so you have enough at closing to complete the purchase.

Have enough money set aside for your closing costs.

Get your home insurance in place, it's an important part of your mortgage – lenders require it before advancing funds. Consider insuring this new debt with mortgage life and disability insurance. You can even insure before closing should something happen.

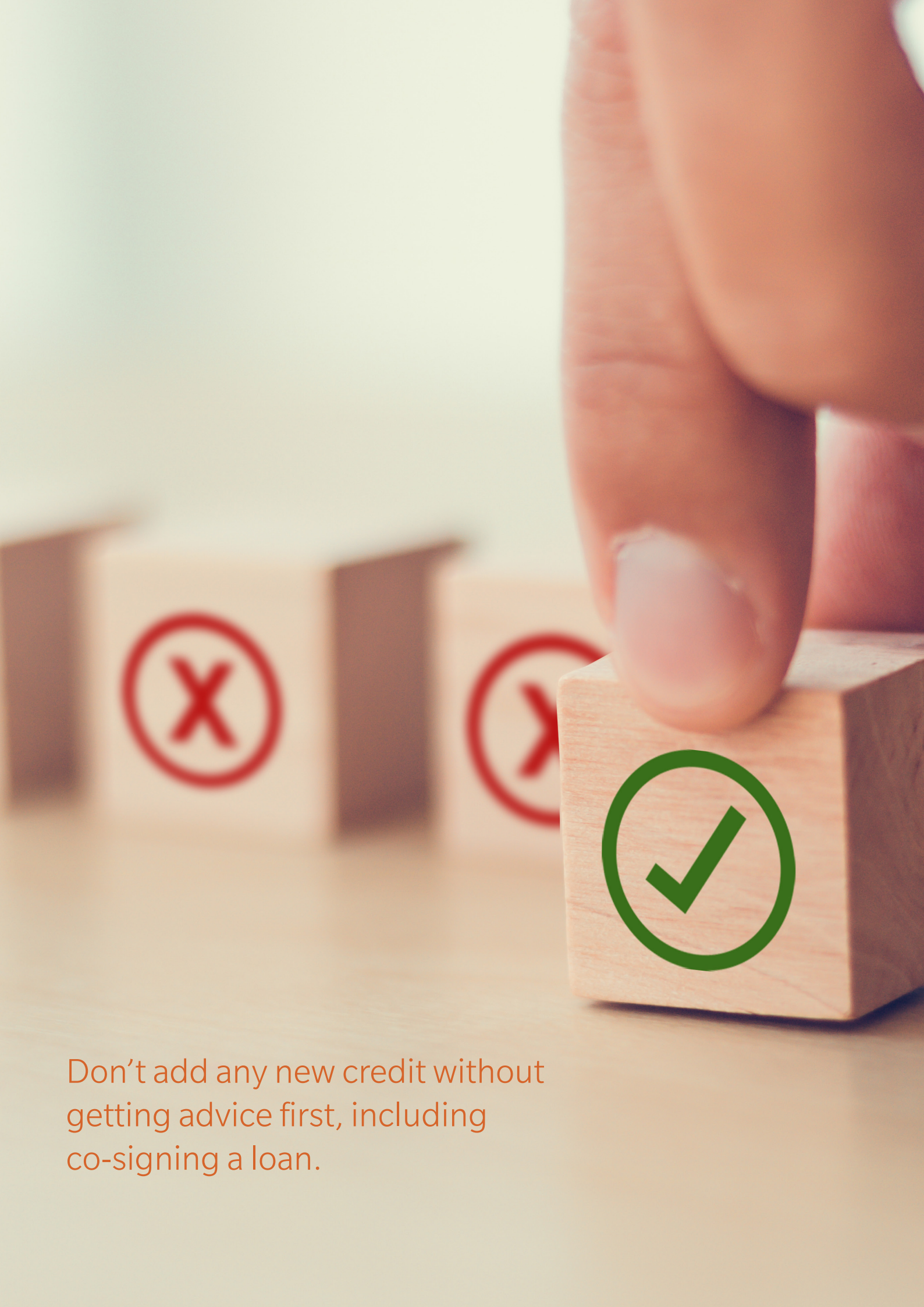
DON'T...

Don't add any new credit without getting advice first, including co-signing a loan.

Just before funding is not a good time to quit your job, move to part-time, or reduce your income. If your employment situation has changed, please get in touch right away.

Don't change your closing date on your own and remember to satisfy all conditions of your mortgage approval at least 10 days before closing.

Remember that I am here to help you every step of the way, so don't hesitate to reach out if you have questions or something doesn't quite make sense. Ask away!



Don’t add any new credit without getting advice first, including co-signing a loan.

Why use a Mortgage Broker

With ever-changing rates and products in the Canadian mortgage marketplace, navigating it alone can be overwhelming. That's why partnering with an experienced Mortgage Broker is key! There are so many advantages!

Access to multiple lenders

You'll have access to over 50 lenders, including major Banks, credit unions, and national, regional, and private lenders. With such an abundance of options, you're guaranteed to find the perfect deal for your unique situation.

Great rates

With TMG's industry influence, we can offer you great rates and exclusive short-term specials.

Top service

Our mission is to make your home-buying journey as smooth and stress-free as possible, with a mortgage experience that's both efficient and comfortable. You'll also receive ongoing support after your mortgage closes along with money-saving tips and strategies to help you build long-term wealth.

Expert advice

Getting expert guidance could save you thousands of dollars. You'll benefit from advice on credit improvement strategies, which mortgage features are best for your situation, how to become debt-free sooner than planned ... and much more! We're always up to date on the mortgage marketplace – new products, trends, and government regulations – so we can keep you as informed as possible. Let us show you how expert guidance can make a difference.

Convenience

Finding the right mortgage can be a time-consuming process, but we do all of the hard work of shopping the mortgage marketplace for you. We also do our absolute best to ensure that all aspects of finalizing your mortgage are managed around your schedule.

Diverse solutions

Struggling to get a mortgage? You are not alone. We have diverse solutions for homebuyers of all backgrounds and circumstances. Whether you're self-employed, new to Canada, or denied by the Bank - our wide range of options can help make homeownership possible.

Working for **YOU**

You can always rest assured that your best interests come first – our assistance is completely impartial and unbiased.

No cost (oac)

Our services are typically cost-free to you (on approved credit). Your lender pays for the advice provided and all services that relate to the placement of your mortgage. In special situations when a fee may be charged, you will be advised in advance so you can make an informed decision.

Getting a mortgage is a big financial commitment. Using the services of a mortgage broker is the best way to ensure full confidence in your decision-making process. It's a sensible choice that can benefit you for years to come.

What's next?

Let's talk. Getting advice early can make a significant difference in your ability to qualify and get the best rates! From the beginning to the end of your home-buying journey, I'm here as an experienced guide! I'll provide expert advice and support every step of the way toward a successful purchase. Let me empower you on your path to happiness today!



Income Statement Budget Planner

For the Month: _____

MONTHLY INCOME	AFTER TAX		
SALARY 1	$		
SALARY 2	$		
OTHER	$	TOTAL	$

MONTHLY EXPENSES	ACTUAL	GOAL	MONTHLY EXPENSES	ACTUAL	GOAL
CAR			**RECREATION & ACTIVITIES**		
FUEL	$	$	ENTERTAINMENT	$	$
INSURANCE	$	$	FAMILY ACTIVITIES	$	$
PARKING	$	$	MEMBERSHIPS	$	$
REPAIRS	$	$	HOBBIES	$	$
MISCELLANEOUS	$	$	TUITION/FEES	$	$
LIVING			CHARITY	$	$
GROCERIES	$	$	SAVINGS	$	$
LUNCHES	$	$	INVESTMENTS	$	$
COFFEE SHOPS	$	$	LESSONS	$	$
RENT	$	$	MISCELLANEOUS	$	$
TRANSIT	$	$			
TELEPHONE	$	$			
MOBILE PHONE	$	$			
CABLE	$	$			
INTERNET	$	$			
HYDRO	$	$			
SUBSCRIPTIONS	$	$			
CHILD CARE	$	$			
CLOTHING	$	$			
DEBT PAYMENTS	$	$	**TOTAL EXPENSES**		**$**
MISCELLANEOUS	$	$	**CASH FLOW AFTER EXPENSES**		**$**

MOVING CHECKLIST

2 MONTHS BEFORE

- **Create a moving binder**
  This will be invaluable as you get organized for your move. The more organized your move, the less stressful it will be.
- **Start packing your first box**
  Keep your vital documents and small valuables here. Separate from other household items.
- **Back up your files**
  Before packing up your computer (in the coming weeks). Back up your files and photos. Keep the backups in the box mentioned above. Your files will probably be fine. But it's not a risk worth taking.
- **Research and gather quotes from** moving companies
  If you're planning to rent a moving truck, begin looking into rates.
- **Create a room-by-room inventory of Items through the house.**
  It's not as tough as you think, and has benefits beyond moving day.
- **Sell or donate what you don't need**
  Hold a garage sale or sell your stuff Online.

1 MONTH BEFORE

- **Decide on a moving company**
  Whether you're using movers or renting a truck it's time to either sign the contract or make the reservation.
- **Buy packing supplies**
  Having enough of the right packing supplies can make your move much easier
- **Plan your new home**
  Measure your furniture. Get the room dimensions in your new home and start planning how you'll make it your own. If you have the room dimensions at the new place, start planning how to arrange your furniture.
- **Contact your Internet, TV and utilities providers**
  Set you're disconnect date. Begin researching which providers you'll use at your destination and schedule connection of your services.
- **Fill any prescriptions**
  Be sure you'll have enough to get you your destination with extra time to search for a new doctor and pharmacy.

2 WEEKS BEFORE

- **Change your address**
  Let the post office, your insurance provider, and your bank know about your new address. Cancel or redirect scheduled deliveries and subscriptions.
- **Confirm dates with relevant parties Real Estate Agent(s)**
  Landlord for move-in/move-out
  Moving company or truck rental
  Storage unit
- **Begin packing**
  Be sure to create a packing list to keep in your moving binder. Schedule enough time to have the packing done at least two days before your move date.

1 WEEK BEFORE

- **Begin cleaning empty rooms**
  Even if you're not working to get a security deposit back you should do a thorough clean.
- **Collect all keys and garage door openers**
  They will need to be handed over to the real estate agent or new owners.

MOVING DAY

- **Information for your movers**
  Contact information and address of the new place.
- **Sign the mover's inventory list**
  Make sure they provide you with a copy. This record or what they're moving ensures that nothing "disappears."
- **Final walk through**
  Double-check every room to make sure no damage occurred during the loading process.

AFTER ARRIVAL

- **Set up your security**
  As soon as possible, make sure your family and belongings are protected.
- **Check your utilities**
  Water, Lights and plumbing: make sure it's all working properly
- **Plan your house warming party**
  This is a good way to start getting to know your neighbors.

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