

Things To Consider
You Have An Accepted Offer, What Now?

These Requirements Must Be Met By _____ unless amended

- **Submit Deposit** (certified chq, bank draft, money order, cash)
*Note your deposit is payable to the Listing Brokerage 'In Trust' and will be cashed
- **Arrange Financing**
Your financing may be preapproved, but lender approval of the property is required
Remember your Closing Costs: down payment, legal fees, tax & fuel adjustments, deed transfer tax, Mortgage Insurance, etc.
- **Arrange Home Owners Insurance**
Confirming Satisfactory Insurance removes your ability to negotiate any required Insurance upgrades, insurance inspections should occur before confirming property sold
- **Review & Sign PCDS** (Property Condition Disclosure Statement)
- **Arrange Water Testing**
Well Water concerns include coliform & ecoli (when testing request count), mineral & element presence, water pressure, water source and reliability of supply
- **Decide which Inspections You Need**
I have decided to ____ to **not** ____ use a professional building inspector.
Buyer _____ Buyer _____
- **Who is Arranging for cleaning & professional servicing of property systems**, request receipts ie. Heating, chimney, air exchange, stoves/fireplaces, air conditioning, Irrigation, pools, hot tubs
- **Other Considerations**
- **Arrange for connection of utilities** (Electricity, Heating Fuel, Telephone, Cable, Municipal Water)
*Utility Companies often require several weeks notice and a deposit - Do not delay!
- **Assume or Secure New Leases**
Leases can include Hot Water Tanks, Furnaces, Security Systems, Water Conditioning Systems, Propane Tanks, Oil Tanks, Street Lights, etc - Have you confirmed the terms of a lease (leases) can be met and are to your satisfaction
- **Investigate Septic system** - age, type of septic (field or crock), last pumping (request receipt)
- **Ensure the property is suitable for your intended use**
Contact Municipality, etc to confirm zoning regulations, check for covenant restrictions
- **Arrange Pre-Close Inspection** – verify chattels are in good working order, Agreement of Purchase & Sale requirements are complete, property is vacant
- **Organize Moving Day --- Ownership transfers upon receipt of Funds**
No Keys and no possessions left at the property until lawyers confirm ownership has transferred. Consider property cleaning, plowing or lawn maintenance

Buyer: _____ Buyer: _____
Date: _____