**NOBARI LAW PROFESSIONAL CORPORATION**
21 The Queensway South, Keswick, Georgina, ON | 416-725-4010 | nobarilaw.com

# REAL ESTATE PURCHASE CHECKLIST

*Ontario real estate matter*

Use this checklist to gather the information commonly needed for an Ontario residential purchase. Provide clear, complete copies. Additional items may be requested depending on the property, financing, ownership structure, or transaction.

## Client and Property Details

**Purchaser name(s) exactly as on identification:**

**Property address:**

**Preferred phone and email:**

**Agreement closing date:**

## Core Documents and Information

| ✓ | Document or information to provide |
|---|---|
| ☐ | **Agreement of Purchase and Sale** (from realtor) — Complete signed agreement, schedules, amendments, waivers, notices, and any assignment documents. |
| ☐ | **Identification** — Two current pieces for each purchaser, as requested by the firm. Do not email ID unless specifically instructed. |
| ☐ | **Contact and marital status** — Current address, occupation, and marital status for each purchaser. |
| ☐ | **Ownership instructions** — How the purchasers' names should appear on title. The lawyer will discuss available ownership options where needed. |
| ☐ | **Mortgage details** — Lender or mortgage broker name and contact information, mortgage reference number, and financing instructions when available. |
| ☐ | **Funds** — Source of the deposit and closing funds. Keep bank statements or transfer records available if requested. |
| ☐ | **Home insurance** — Name and contact information for the insurer or broker. Arrange coverage effective no later than closing, if required. |
| ☐ | **Property details** — Condominium corporation and unit information, parking or locker numbers, rental items, tenants, or other relevant property details, if applicable. |
| ☐ | **Tax and rebate information** — Residency status, intended use of the property, and information requested for any applicable land transfer tax or HST filings. |
| ☐ | **Closing logistics** — Availability for signing, preferred signing method, and reliable contact information for the days before closing. |

## Questions or Notes

**PRIVACY AND DOCUMENT SENDING** Please use the secure method requested by the firm. Do not send original documents unless asked. Avoid ordinary email for identification, banking information, passwords, or other sensitive records. Confirm urgent deadlines by telephone. Sending documents does not confirm that Nobari Law has accepted a retainer or completed a review.