

# Foreclosures / Court-Ordered Sales (Buyers • Calgary)

## Quick start

- Assume “as-is, where-is” with limited disclosure; budget for unknowns.
- Confirm financing can handle tighter timelines and condition issues.
- Do title/arrears checks early through your lawyer.

## A. Process and timeline

- Confirm sale type: lender, court-ordered/judicial sale, receiver, estate—terms differ.
- Confirm deposit amount, irrevocable period, and whether court approval applies.
- Confirm access rules for inspection, appraisal, and measurements.
- Confirm if utilities are on/off and what systems can be tested.

## B. Offer terms that matter

- Read addendums carefully; they often override standard terms.
- Confirm inclusions/chattels—many “as-is” sales exclude appliances/unknown items.
- Confirm possession timeline flexibility; plan for delays.
- Build offer conditions realistically (inspection/financing/title review).

## C. Condition risk (what to inspect harder)

- Vacancy damage: leaks, frozen lines, mould, vandalism, missing fixtures.
- Roof/envelope condition and deferred maintenance indicators.
- Electrical safety and evidence of DIY/stripped wiring.
- Plumbing function, sewer backup risk (consider sewer scope if access allows).
- Moisture: basement seepage, grading issues, sump operation.

## D. Title, taxes, condo, arrears

- Confirm property tax arrears and how adjustments are handled.
- If condo: verify condo fee arrears, special assessments, reserve fund and bylaws.
- Confirm registrations/encumbrances and what survives closing (lawyer review).



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## E. Financing and insurance

- Confirm insurability (vacant/poor condition may be restricted or costly).
- Confirm lender requirements (minimum condition, appraisal access).
- Budget 10–20% contingency depending on access/condition certainty.

## Disclaimer

***This checklist is general information only and not legal advice. Foreclosure/court-ordered sales often include unique terms and limited representations. Obtain independent legal advice and verify all sale conditions, title matters, arrears, and property condition through qualified professionals.***