

LEAH GIANNONE REALTY

# Buyer Guide



[www.SoldByLeah.com](http://www.SoldByLeah.com)



# Hello there!

Buying real estate is a big financial decision that requires careful consideration and planning. To help guide you through the process, here are some steps to follow.

Looking to buy whether residential or commercial please reach out direct.

*Leah*

Broker



# Buyer Guide

1. Determine your budget: Before you start looking at properties, you need to figure out how much you can afford to spend. Consider your current financial situation, including your income, savings, and any outstanding debts. It's also a good idea to get pre-approved for a mortgage to know how much you can borrow.

2. Identify your needs and preferences: Make a list of your must-haves and nice-to-haves in a property. Consider factors such as location, size, number of bedrooms/bathrooms, amenities, and proximity to schools, transportation, and other facilities.

3. Start searching for properties: when working with a real estate agent they will help find properties that meet your criteria. I will usually help schedule viewings with the buyers and we will visit properties they are interested in.



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3. Once you found your property and submit an offer.

. Conduct thorough inspections: Once you find a property you are interested in, it's crucial to conduct a professional inspection to identify any potential issues or damages that might affect the property's value. This includes a thorough examination of the foundation, plumbing, electrical systems, roof, and overall structural integrity.

4. Research the market: Understand the real estate market conditions in the area where you are buying. Look at recent sale prices of similar properties, the average days on market, and any future development plans that may impact property values.





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5. Negotiate the price: Once you have identified a property you want to purchase, work closely with your real estate agent to come up with a offer based on market conditions and property value.

6. Secure financing: If you haven't been pre-approved for a mortgage already, now is the time to do so. Submit the necessary documents to your chosen lender and review your loan options. Compare interest rates and loan terms to make an informed decision.

7. Closing the deal: Work closely with your real estate agent, lender, and attorney to complete all the necessary paperwork, including the transfer of funds and deed. Attend the closing meeting to sign all the necessary documents to finalize the purchase.



# Final Tips

Remember to conduct thorough research, seek professional advice, and take your time throughout the process to make an informed decision. Buying real estate is a significant investment, so it's crucial to approach it with caution and diligence.



# Let's Get Started!

Call Me if you are looking to Buy. We can work together to find your perfect home, commercial unit or investment property .

SCHEDULE A CALL BY CALLING 416-236-6000

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