

YOUR GUIDE TO THE REAL ESTATE BUYING PROCESS



RE/MAX[®]

SABRE REALTY GROUP



Llawrey Godinn

Buyer's Guide

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Llawrey Godinn

Llawrey has been in the business for 28 years serving the Tri-Cities area and Burnaby since 1989. She brings extensive knowledge of the real estate market, sales experience and great listening skills to her position as an accomplished and respected Realtor™. She finds it rewarding to help people discover what she loves about the Tri-Cities and what a great place it is to raise a family.

Originally from Toronto, Ontario, Llawrey is extremely knowledgeable and connected to all markets throughout the lower mainland, and specializes in the Tri-Cities area.

Known by clients and colleagues for her honesty, integrity and dedication, Llawrey also has a reputation for timely and focused responses to each of her client's needs and concerns. She is a skilled negotiator and goes the extra mile for her clients, carefully positioning her listings to every possible buyer.

Llawrey credits her motto, "Do what you love and if you do, you'll never work a day in your life! Because I care!" as being vital to her professional success. The joy she receives from helping clients, perpetuates her to always work the hardest she can for them.

Outside of her career in real estate, Llawrey is passionate about spending time with her family and friends. She actively supports the BC Children's Hospital and participates whole-heartedly in the many fundraising and community improvement initiatives that present themselves through her career. She takes pride in being an advocate for the Tri-Cities area and enjoys staying abreast of all of the exciting changes.

A full-time Realtor™ who loves helping people make important life decisions, Llawrey is a clear choice for anyone ready to sell or purchase a home.



NOBODY IN THE **WORLD**
SELLS MORE REAL ESTATE THAN RE/MAX.



TIPS for Finding Your Dream Home

First, know the market and prepare yourself for what you need to do to compete with other buyers looking for a similar home as you are.

1 PREPARE LIKE A PRO

Create a list of “must-have’s” and “nice-to-have’s”.

2 KNOW YOUR PRICE RANGE

Get pre-qualified so you can move fast.

3 FIND THE RIGHT REALTOR®

Connect with an agent when you are ready.

4 SEARCH ON-THE-GO

Be the first to know about potential listings.

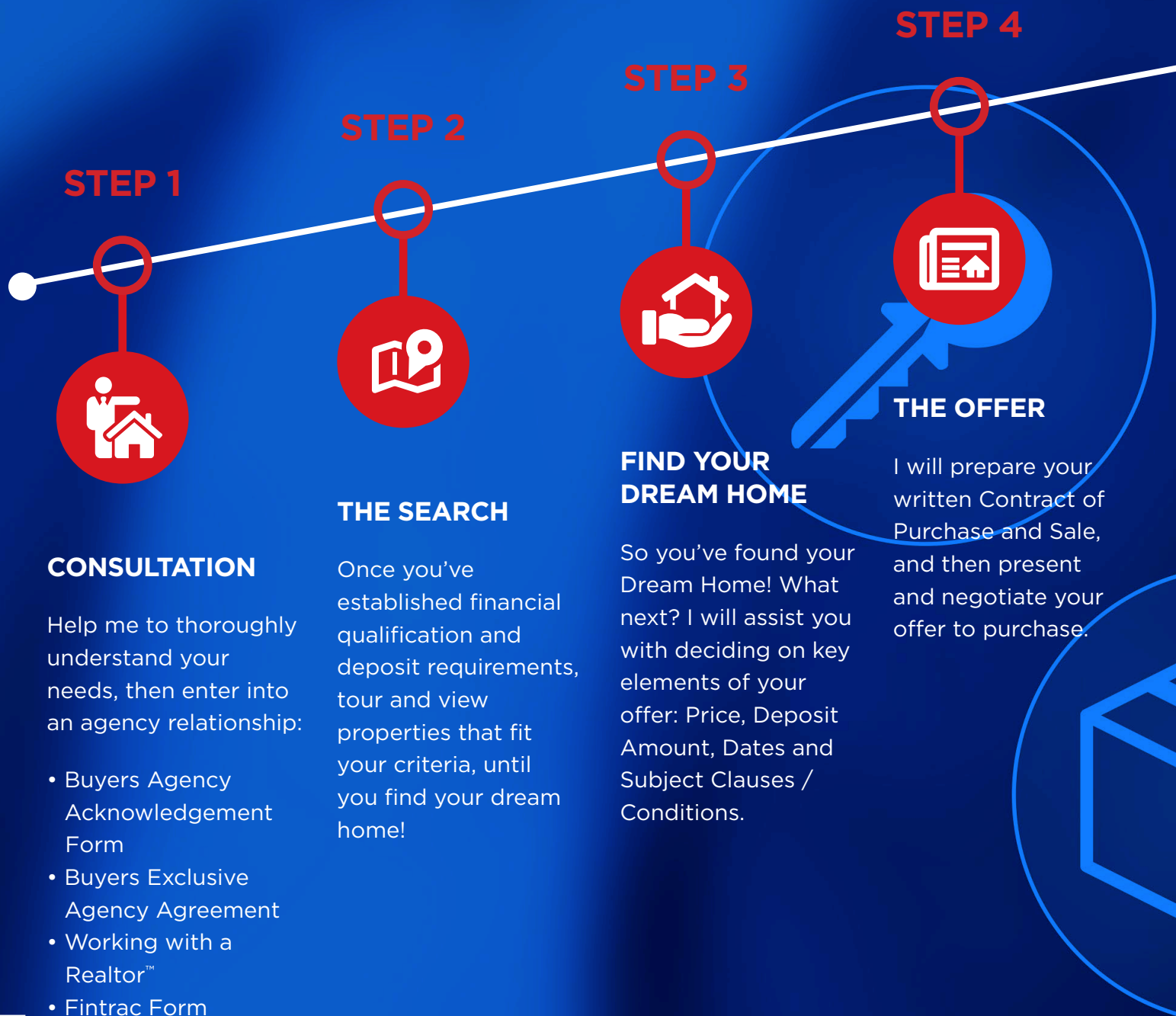
5 MAKE AN ATTRACTIVE OFFER

Be creative to help your offer stand out.



THE BUYING PROCESS

The buying process can be a bumpy road to travel. I will be an invaluable source of knowledge, contacts and advice, helping you turn the process of buying a piece of property, into a successful search for a home that's right for you.



STEP 5



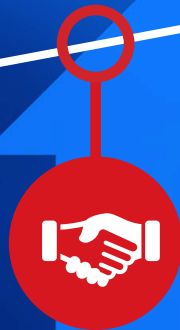
DUE DILIGENCE

- Inspection
- Title Search
- Property Disclosure
- Environmental
- Home/Fire Insurance

REVIEW STRATA DOCUMENTS

- Form B
- Strata Minutes and By-laws
- Financial Statements
- Engineers Report
- Registered Strata Plan
- Depreciation Reports

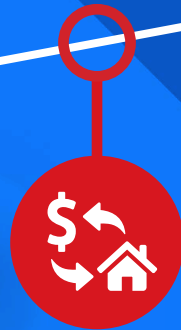
STEP 6



REMOVE SUBJECTS

Exciting day!
Submit deposit and select a Lawyer/Notary to complete the closing documentation.
Arrange for movers, transfer utilities, insurance, forward mail, etc. Visit Lawyer/Notary to sign closing documentation.

STEP 7



COMPLETION

Money and Title are exchanged on your behalf.

STEP 8



POSSESSION

Receive the keys to your new home!



D E T E R M I N I N G A N A C C U R A T E

PRICE RANGE

Buying a home is an investment in your future, but it should not hold you back from doing other things that are important to you. Speak to a mortgage specialist or your bank to figure out what you can afford, before you start looking for your dream home.



THINGS TO CONSIDER

PROPERTY TRANSFER TAX

Unless you qualify for the First Time Home Buyers Program (see below), you will be required to pay Property Transfer Tax at the completion of your purchase. Property Transfer Tax is as follows:

First \$200,000.....	1.0%
\$200,001 - \$2,000,000	2.0%
Over \$2,000,001.....	3.0%

First Time Home Buyers Program - you will be exempt from paying transfer if:

- a) The property will be your principal residence
- b) Located in BC
- c) Purchased for less than \$475,000 (non-new properties)
- d) Purchased for less than \$750,000 (new properties)

DOWN PAYMENT

Depending on the lender and the property type, down payments can vary. A general rule of thumb is that for a condo/townhouse or detached house, a minimum down payment of 5% is required, whereas bare land typically requires a downpayment of at least 50%.

The Canadian Mortgage and Housing Corporation (CMHC) requires any buyer to purchase mortgage insurance when the down payment is less than 20%. Insurance rates range from 3.60% - 1.80% depending on your down payment. Full insurance rates can be found at: www.ratehub.ca/cmhc-mortgage-insurance

OTHER COSTS

- 1) House Inspection: \$300-600
- 2) Lawyers Fees: \$1000-\$1200
- 3) GST if new development
- 4) Foreign ownership tax

SAMPLE CALCULATION 1

Detached home

Not a new development, Canadian resident

Price of House:	\$500,000
Property Transfer Tax:	\$7,000
Minimum Downpayment:	\$25,000
Payment upon purchase of home:	\$32,000

Monthly Payment based on 2.20% mortgage rate:	\$1800.25
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Annual Property Tax (estimated):	\$3,000
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Sample Monthly Cost:	\$2,050.25
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SAMPLE CALCULATION 2

Attached Home with Strata

Not a new development, Canadian resident

Price of House:	\$500,000
Property Transfer Tax:	\$7,000
Minimum Downpayment:	\$25,000
Payment upon purchase of home:	\$32,000

Maintenance Fees:	\$200/mo.
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Annual Property Tax (approx):	\$1,800
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Sample Monthly Cost:	\$2,150.25
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*"I love helping people making life decisions
and caring for my clients!"*

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