

# Nick Fundytus

## 2023 BUYER'S CHECKLIST

### SAVE SAVVY

- Understand your **financial capabilities** and limits.
- **Factor in costs** like down payment, closing costs, moving expenses, and home insurance.



### MORTGAGE MATH

- **Pre-approval** is the way to go.
- Work with a **trusted mortgage broker** to find the best rates and options.
- Find a **lawyer**.

### HOME SWEET HOME

- Establish your **wants** and **needs** in a home.
- Don't forget about potential **future needs**.



### REALTOR RELATIONS

- Look for someone with **local expertise** and a strong **track record**.
- **Interview** as many Realtors as you like.
- Partner with your favourite to **navigate** the real estate market.

### LOCATION

- Get to know the **neighbourhoods**.
- Consider **proximity** to work, school, shopping, entertainment, and community.
- Do you prefer **urban, rural** or in between?

### HUNTING

- Go on **open houses** and **private showings**.
- Take notes, photos, and **ask questions**.
- Always get a **home inspection** and address concerns before closing.

### CLOSING

- Work with your Realtor to craft a **competitive offer**.
- Be prepared to **negotiate**.
- **Read** all documents thoroughly.
- Be ready for **closing costs** and **final walkthroughs**.
- **Plan your move** well in advance.

**MORE QUESTIONS? REACH OUT.**

**Nick**  
**Fundytyus**

OTTAWA'S  
PEOPLE-FIRST  
REALTOR®

(613) 400-2000  
www.nickfundytus.ca

