

## **HERE ARE THE STEPS INVOLVED IN COMPLETING YOUR NEW HOME PURCHASE:**

- Sign your purchase agreement and remove your conditions.
- Tell your Realtor that I am your Lawyer – Your Realtor will send me “Conveyancing Instructions” which will include a copy of your purchase agreement.
- Tell your Mortgage Lender that I am your Lawyer – Your Mortgage Lender will send me “Mortgage Instructions” that detail your mortgage loan.
- Work with your Mortgage Lender to make sure they have all the information they need from you to complete the mortgage approval.
- Contact me to confirm that I have received the “Conveyancing Instructions” and “Mortgage Instructions” and to provide me with your contact information.
- About 1 week before your possession date, I will contact you to set an appointment to sign all the necessary paperwork.
- When we meet, you will be required to bring in a Bank Draft payable to “Giardino Law Trust” for the balance of the down payment amount. I will let you know this amount when I contact you to set up our appointment.
- You may need to arrange for insurance on the home. I will provide you with the details when I contact you to set up our appointment.
- Contact the utility companies to set up your utilities. Set up automatic property tax payment plan with the municipality if you need to or want.
- Receive your keys on the Possession Date from your Realtor at around noon.
- One to Three months following your Possession Date, receive a final reporting package from me.

**You are always welcome to call or email with any questions or concerns**

### **GIARDINO LAW**

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**Visit [www.giardinolaw.com](http://www.giardinolaw.com) for answers to many of your questions**