



Home Buyer Checklist – Vaughan & the GTA

A step-by-step checklist to help you buy with confidence,
from first thoughts to closing.

1. Before You Start Looking

- Clarify your reasons for buying (first home, more space, investment, downsizing).
- Decide on your ideal time frame (0–3 months, 3–6 months, 6–12 months, planning ahead).
- Gather basic financial information (income, debts, savings, down payment).

2. Get Your Financing in Order

- Speak with a mortgage professional about your options.
- Get a **pre-approval** (not just a rate quote).
- Understand:
 - Your maximum approval amount
 - Your **comfortable** monthly payment range
 - How rate changes could affect you
- Ask about closing costs:
 - Land transfer tax
 - Legal fees
 - Appraisal, inspection
 - Moving costs
- Set a working budget for your home purchase (price range).

3. Define Your Needs vs. Nice-to-Haves

- Decide on preferred **home types**:
 - Condo
 - Townhouse
 - Semi-detached
 - Detached
- List your **must-haves** (non-negotiables):
 - Minimum bedrooms & bathrooms
 - Parking requirements
 - Commute time or transit access
 - School zones (if relevant)
 - Accessibility needs



- List your **nicetohaves**:
 - Specific finishes (kitchen, flooring, etc.)
 - Extra rooms (office, rec room, guest room)
 - Lot size or yard
 - Specific streets or pockets
- Share this list with Lucas so you're aligned on priorities.

4. Choose Your Neighbourhood Shortlist

- Identify your main areas of interest (e.g., Woodbridge, Maple, Kleinburg, Concord/VMC, Thornhill, other GTA areas).
- Consider:
 - Commute and transit routes
 - Proximity to parks, trails, and community centres
 - Shopping, restaurants, and services
 - Schools and daycare options
- Ask Lucas for:
 - Local insights on each area
 - Differences in pricing and value
 - Any future development plans that might affect the neighbourhood.

5. Start Viewing Homes (With a Builder's Eye)

For each home you see:

- Assess the **layout & flow** – does it suit your daily life?
- Note the **age and condition** of major components:
 - Roof
 - Windows and doors
 - Furnace / AC
 - Electrical and plumbing
- Ask:
 - What's cosmetic vs. potentially expensive to fix?
 - Are there any visible red flags (moisture, cracking, smells)?
- Take notes and photos so you can compare homes later.
- Debrief with Lucas after showings to compare pros and cons.

6. Analyze the Numbers Before You Offer

For any home you're considering:

- Review recent **comparable sales** (similar homes nearby).

 Lucas Colalillo

- Look at:
 - List price vs. sold prices
 - Days on market
 - Condition and upgrades compared to this home

- Discuss with Lucas:
 - A realistic value range today
 - How competitive the current buyer demand is in that pocket
 - How the home fits within your budget and comfort zone

- Decide on:
 - Your ideal offer price
 - Your “walk away” number
 - Conditions you want (financing, inspection, etc.)
 - Preferred closing dates.

7. Prepare Your Offer

- Confirm your financing/pre-approval is up to date.
- Make sure your deposit is ready (amount and timing).
- Review your **offer structure** with Lucas:
 - Price
 - Conditions
 - Closing date
 - Chattels and fixtures included
- Understand possible scenarios (counters, multiple interest, etc.).
- Sign the offer and let Lucas present/submit it on your behalf.

8. After the Offer Is Accepted

- Mark all condition deadlines (financing, inspection, etc.).
- Complete your home inspection (if applicable):
 - Review the report with Lucas and your inspector.
 - Decide if any issues need to be addressed or renegotiated.
- Provide additional documents to your lender (if requested).
- Confirm final mortgage approval.
- Stay in touch with your lawyer about closing details.

9. Preparing for Closing

- Confirm your **closing date** and any key timelines.
- Arrange:
 - Home insurance
 - Utilities setup



- Internet/cable if needed

Review your statement of adjustments from your lawyer (final numbers owing).

Plan your move (movers, packing, time off work).

10. Move In & Next Steps

Do a final walkthrough (if applicable) before closing or just after.

Check:

- Major systems
- Agreed-upon repairs or inclusions
- Overall condition vs. what you expected

Keep in touch with Lucas:

- For any questions that come up after closing
- For future planning (upgrades, refinancing, long-term goals)

Need help at any step?

*Lucas is available to walk through this checklist with you
and tailor it to your situation in Vaughan or the GTA.*