

SOLD BY ROMONA

GTA + SIMCOE COUNTY



Buyer Cost Checklist

Plan your
next move
with confidence.

BUYING



Romona Okereke

Real Estate Salesperson | eXp Realty, Brokerage

01 / COSTS BEFORE AN OFFER

Before you make an offer

Plan the early costs and know when each payment may be needed.

- ☐ **Confirm your down payment**
Review the amount, source and timing of funds with your lender.
- ☐ **Prepare the offer deposit**
Keep accessible funds for the amount and deadline stated in the agreement.
- ☐ **Review financing terms**
Ask about approval conditions, rate holds, appraisals and any lender or broker fees.
- ☐ **Allow for due diligence**
Budget for inspections and property-specific checks, including legal review of a condo status certificate when applicable.

MY EARLY-COST ESTIMATE

Target purchase price	\$ _____
Planned total down payment	\$ _____
Offer deposit (part of purchase funds)	\$ _____
Inspection, appraisal and review costs	\$ _____
Other early expenses	\$ _____

- ☐ **Avoid counting the deposit twice**
The offer deposit is generally credited toward the purchase price at closing. Confirm how it is reflected in your lawyer's final statement.

02 / FUNDS NEEDED AT CLOSING

Funds needed at closing

Ask your lawyer for an estimate tailored to the property and your situation.

- ☐ **Confirm the remaining down payment**
Account for the deposit already paid and confirm the funds still required.
- ☐ **Review land transfer taxes**
Plan for Ontario tax and, within Toronto, municipal tax. Ask your lawyer to confirm any available refunds.
- ☐ **Include legal and closing charges**
Allow for legal fees, disbursements, registration, title insurance and applicable adjustments.
- ☐ **Check property-specific costs**
Ask about lender charges, insurance taxes, new-build charges, rural-property checks or other costs that apply.

MY CLOSING-FUNDS ESTIMATE

Remaining down payment	\$ _____
Ontario land transfer tax, net of confirmed relief	\$ _____
Toronto tax, if applicable, net of confirmed relief	\$ _____
Legal, title and registration costs	\$ _____
Adjustments and other unpaid closing charges	\$ _____
Estimated funds still due at closing	\$ _____

03 / MOVE-IN AND MONTHLY COSTS

After you get the keys

Separate one-time move-in expenses from the monthly cost of ownership.

- ☐ **Plan your move and setup**
Include movers, storage, utility connections and building booking costs.
- ☐ **Prepare for immediate needs**
Allow for locks, safety items, essential repairs and basic furnishings.
- ☐ **Build a realistic monthly budget**
Include all recurring housing costs and a maintenance reserve.

MY MOVE-IN AND OWNERSHIP BUDGET

One-time moving, setup and repairs	\$ _____
Monthly mortgage payment	\$ _____
Monthly property taxes and condo fees	\$ _____
Monthly insurance and utilities	\$ _____
Monthly maintenance reserve	\$ _____
Total monthly ownership cost	\$ _____

- ☐ **Keep your reserve available**
Do not include the one-time moving line in your monthly total. Keep an emergency reserve separate from the funds committed to closing.

Let's plan your next move.



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A clear budget starts with the full picture. Romona can help you organize purchase questions and coordinate the next steps with your lender and lawyer.

GTA + Simcoe County

COMPLIMENTARY 15-MINUTE CONSULTATION

Buyer Cost Strategy Call

Email Romona to arrange a time

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USEFUL REFERENCES

[Ontario | Land transfer tax](#)

[Toronto | Land transfer tax and rebates](#)

[FCAC | Mortgage pre-approval](#)

General information only. Confirm property details, costs and eligibility with qualified legal, tax, financial and mortgage professionals. Information reviewed October 7, 2026.