

SOLD BY ROMONA

GTA + SIMCOE COUNTY



Condo Buying & Selling Guide

Plan your
next move
with confidence.

CONDOMINIUMS



Romona Okereke

Real Estate Salesperson | eXp Realty, Brokerage

01 / BEFORE BUYING A CONDO

Before you buy a condo

Review the building as carefully as the unit itself.

☐ **Understand the monthly fees**

Confirm what is included and which costs are paid separately.

☐ **Arrange a status certificate review**

For a resale condo, have your lawyer review the certificate and supporting documents.

☐ **Review building finances**

Discuss the reserve fund, budgets, planned work, special assessments and potential fee changes.

☐ **Check the governing documents**

Review applicable rules on pets, rentals, renovations and amenities.

☐ **Confirm what you are buying**

Check parking, storage, ownership details and the condition of the unit.

☐ **Compare the full monthly cost**

Include mortgage payments, fees, taxes, insurance, utilities and maintenance.

MY CONDO BUYING NOTES

Building and unit

Monthly fees and total housing cost

Questions for my lawyer

02 / PREPARING A CONDO FOR SALE

Prepare your condo for sale

Help buyers understand the unit and the building, with accurate information.

☐ **Review comparable sales**

Compare similar units, layouts, parking, views and building features with Romona.

☐ **Gather the documents**

Collect fee information, relevant notices, renovation records and warranties.

☐ **Plan the status certificate process**

Discuss document timing and any building questions with your agent and lawyer.

☐ **Declutter and complete small repairs**

Make the space easy to view, with clear surfaces and working fixtures.

☐ **Prepare photography and marketing**

Highlight verified features, amenities and location benefits.

☐ **Confirm showing and moving rules**

Check access, elevator bookings and any applicable building requirements.

MY CONDO SELLING PLAN

Target listing and moving dates

Preparation and selling costs

Documents to obtain

03 / REVIEWING AN INVESTMENT

Review a condo investment

Check the rental rules and the complete expense picture before deciding.

☐ **Review rental demand and permissions**

Check comparable rents, vacancy and applicable building and tenancy rules.

☐ **Assess the corporation's finances**

Ask about fee increases, planned work and special assessments.

☐ **Consider holding and resale plans**

Review your time horizon, financing and costs of selling.

MY MONTHLY INVESTMENT ESTIMATE

Scheduled rental income	\$ _____
Less: vacancy allowance	\$ _____
Income after vacancy	\$ _____
Mortgage, fees, taxes, insurance and utilities	\$ _____
Maintenance, management and other allowances	\$ _____
Total monthly cash costs	\$ _____
Estimated cash flow: income after vacancy minus costs	\$ _____

■ **Use the complete picture**

Include the full mortgage payment and each allowance once. This is an estimate before income tax; purchase, closing and initial repair funds are separate.

Let's plan your next move.



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Whether buying, selling or reviewing a condo investment, Romona can help you connect the property details with your priorities and next steps.

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COMPLIMENTARY 15-MINUTE CONSULTATION

Condo Strategy Call

Email Romona to arrange a time

[416-342-3870](tel:416-342-3870) | SoldByRomona.com

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USEFUL REFERENCES

[Condominium Authority of Ontario](#) | [Status certificates](#)

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