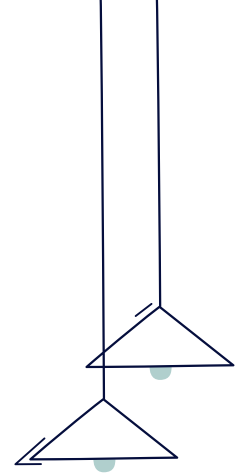

Buying with Laura Sikorski

Helping you navigate the home buying process
with honesty, heart, and real support.



real
REAL GP

The Journey at a Glance



Welcome

Hi It's Me!

The People Who've Got Your Back... REAL GP

Let's Break Down The Buying Process

Lets Get You Ready

Making An Offer

Conditions: What Are They?

Firm & Closing: What Happens Next?

Moving In & Beyond

So EXCITED to Work Together

Laura Sikorski
REALTOR®
real REAL GP



Welcome!

Buying a property—whether it’s your first home, a fresh start, or an investment opportunity—is a big step. I know it can feel overwhelming at times, and that’s why I created this guide: to help you feel clear, confident, and ready for every part of the process.

No matter your goals, this guide breaks down what to expect and what really matters. I want you to feel confident with the info you have, so you can make the best decisions for your unique situation and move forward with peace of mind.

Buying a property isn’t just about paperwork and numbers. It’s about your future, your goals, and what feels right for you. I’m here to make sure you feel supported, informed, and genuinely excited as we move forward. Let’s get you where you want to be.

— Laura Sikorski
REALTOR® | Grande Prairie, AB

Laura Sikorski
REALTOR®
real REAL GP



Hi, it's me!



I'm Laura — REALTOR® here in Grande Prairie, proud mom of three, and someone who genuinely loves what I do.



I've been in real estate for nearly a decade, and I can honestly say it never gets old. Every client, every story, every key handoff is different — and it's such a privilege to be part of that.

I don't take it for granted that you're here, thinking about taking this next step. Whether you're buying a home to live in or a property to invest in, I'm here to make sure you feel supported, seen, and fully informed throughout the entire process.

I have deep roots in Grande Prairie — it's where I've raised my family, built a business I love, and found the kind of community that truly shows up for one another. If you're looking not just for a property, but a place to belong, I get it — because that's what this city has been for me.

I believe in honest work, good conversations, and walking alongside people through real life — not just real estate. My faith, my family, and this city are the foundation of how I show up in this business.

Real estate is how I serve — and it's a joy to do it here, in a city that's full of potential and heart. My goal is to help you feel confident in your decisions, well-informed at every turn, and truly supported from beginning to end.

— Laura

The People Who've Got Your Back... REAL GP



Me.. Laura.. of course!
REALTOR®



Dennis Stauffer
REALTOR®

Dennis has over 20 years of experience in the industry and deep roots in Grande Prairie. (He's also my Dad!) He's known for his extensive knowledge of the market and his ability to get the deal done efficiently and smoothly.



Brooke Funk
REALTOR®

Brooke has a sharp eye for the details and is a pro at managing the paperwork and processes that keep deals moving forward. With her warm, approachable style and a deep understanding of what buyers need, she helps you feel confident and supported throughout your journey.



Lydia Jardine
Transaction Coordinator

Lydia is the organized backbone of our team, expertly handling all the details, paperwork, and deadlines behind the scenes. Her careful attention keeps every transaction on track, so you can focus on the excitement of your new home or investment.

Let's Break Down the Buying Process

Buying a home can feel like a big puzzle — but I'm here to walk alongside you. This is the roadmap we'll follow together. We'll dive deeper into each step as we go, so you always know what's coming next and feel confident along the way.

1

Getting Started & Pre-Approval: (A VERY IMPORTANT STEP!)

Before we start looking at homes, it's important to get clear on your budget. I'll connect you with trusted mortgage experts who'll help you get pre-approved so you know exactly what you can comfortably afford.

We'll also go over and sign the Exclusive Buyer Representation Agreement. This agreement protects both of us — it outlines my commitment to working for you and ensures you have dedicated representation every step of the way.

Please take the time to review this agreement below before we meet, we'll go through it together and make sure all your questions are answered.



Laura Sikorski
real REAL GP

EXCLUSIVE BUYER REPRESENTATION AGREEMENT

An Agreement to Exclusively Represent a Buyer
(For Use in Designated Agency Brokerages)

THE BROKERAGE (WE) Between and THE BUYER (YOU)

Name _____ Name _____

Name _____ Name _____

1. THE PROPERTY (SEARCH CRITERIA)

1.1 Your search criteria are:

Property Type _____

Market Area(s) _____

2. OUR AGENCY RELATIONSHIP

2.1 You give us the exclusive right to assist you in buying a property that matches the search criteria you give us. We appoint

(the designated agent) to serve as sole agent for you. This agreement creates a sole agency relationship with the designated agent, as the Real Estate Council of Alberta's *Consumer Relationships Guide* (Guide) explains. That means you cannot appoint anyone else as your agent or representative with the same search criteria during this agreement. However, we may represent sellers and other buyers.

2.2 If the designated agent is no longer registered with us and at your request, we will appoint another designated agent to serve as sole agent for you or this agreement ends.

2.3 The designated agent's knowledge will not be attributed to us or to our designated agents representing sellers.

2.4 This agreement begins on _____, 20____ at _____:_____.m.

It ends on _____, 20____ at _____:_____.m

3. OUR RESPONSIBILITIES

3.1 During this agreement we must:

- (a) be impartial in our dealings with you and other sellers represented by us in whose property you are interested.
- (b) make sure the designated agent that represents you meets our applicable policies and procedures.
- (c) supervise the designated agent and support staff to make sure their responsibilities are met.
- (d) hold money we receive in trust, as the *Real Estates Act* requires.
- (e) give you a copy of this agreement as soon as possible after signing.

4. THE DESIGNATED AGENT'S RESPONSIBILITIES

4.1 The designated agent must meet their agency responsibilities to you in a timely manner.

4.2 In addition to the responsibilities described in the Guide, the designated agent must also:

- (a) look for properties that match your search criteria, until you buy a property under this agreement, or this agreement ends.
- (b) keep you informed during the search and any resulting transaction.
- (c) tell the seller of a property you are interested in that they are your agent.
- (d) take reasonable steps to find and give you information about properties and transactions you are interested in.
- (e) help you prepare an offer and negotiate favourable terms and conditions with a seller.
- (f) help you to comply with a contract to buy the property.
- (g) present all offers and counteroffers to and from you, even when the property is already the subject of an accepted offer.

5. THE DESIGNATED AGENT'S OTHER SERVICES

5.1 You request and the designated agent agrees to provide the following services:

6. YOUR RESPONSIBILITIES

6.1 During this agreement you must:

- (a) communicate and cooperate with us.
- (b) discuss with us any specific information you want about a property. This may include:
 - (i) information the seller does not have to disclose, or
 - (ii) issues that may prevent you from buying a property.

- (c) give us enough personal and financial information so we can assess your ability to buy property that matches your search criteria.
- (d) tell us about inquiries you make or receive about purchases that affect this agreement.
- 6.2 During this agreement and _____ days after this agreement ends, you must give us copies of any offers we don't know about that you make or receive for properties that match the search criteria, unless you sign a buyer representation agreement with another brokerage that begins after this agreement ends.

7. CONFLICTS OF INTEREST

- 7.1 It is not a conflict of interest if the designated agent simply shows you a property owned by a seller they also represent.
- 7.2 A conflict of interest occurs when the designated agent acts as the sole agent for both you and the seller. In that case, they must tell you there is a conflict and tell you and the seller your options.
- 7.3 If there is a conflict, you and the seller may agree to have the designated agent act as a transaction facilitator. In that case, they work for both sides to bring about a purchase and sale and do not act as sole agent for either of you.
- 7.4 If the designated agent, you or the seller decide not to have them facilitate the purchase and sale, they will act as the sole agent of the side which first signed a representation agreement with us, unless we all agree otherwise in writing.
- 7.5 If the designated agent does not continue to act as your sole agent, you may ask us to designate another agent from our brokerage, you may choose another brokerage, ask our designated agent to refer you to another brokerage, or have a customer relationship with the designated agent. If you are a customer, the designated agent's responsibilities are limited to those outlined in the Guide.

8. OUR FEE, RETAINER, AND LIMITS ON PAYMENTS

- 8.1 Our fee is: _____
(plus GST)
- 8.2 If you pay us a retainer we will apply the retainer towards our fee. The retainer is \$ _____ and is payable by _____, 20 _____. If you do not owe us fees, we must refund the retainer within _____ days after this agreement ends, unless we and you agree otherwise in writing.
- Other: _____
- 8.3 You must pay our fee if:
- (a) while this agreement is in effect, you enter into a legally binding contract to buy a property that matches the search criteria, whether through us or not. You must pay us even if you don't complete the purchase, unless you have a legal reason for not completing it.
- (b) in the _____ days after this agreement ends, you enter into a legally binding contract to buy a property we introduced to you during the term of this agreement. You must pay us even if you don't complete the purchase, unless you have a legal reason for not completing it.
- 8.4 You authorize us to ask the seller's real estate brokerage (or the seller, if the seller does not have a brokerage) to pay our fee.
- 8.5 If you are responsible for the whole fee, you must pay it within _____ days after the purchase is complete.
- 8.6 You do not pay our fee if you:
- (a) buy a property excluded in writing from this agreement.
- (b) sign a buyer representation agreement with another brokerage that begins after this agreement ends.
- 8.7 If the money paid to us is more than our fee we must refund the difference to you within _____ days after this agreement ends. If our fee is more than the money paid to us and your retainer, you must pay us the difference within _____ days after this agreement ends.
- 8.8 If you change your mind about looking for a property, you must tell us in writing. You must reimburse us for our reasonable expenses up to the time you tell us. Reasonable expenses will include:
- _____

If you pay these reasonable expenses, it does not remove your responsibility to pay other amounts you may owe us under this agreement.

- 8.9 We must not accept any other fees including finder's fees, referral fees, bonuses or gifts directly or indirectly related to this agreement, unless we first tell you in writing everything relevant about the payment and you consent in writing to the payment.

9. PERSONAL AND CONFIDENTIAL INFORMATION

- 9.1 You give your consent to us to collect, maintain, use and disclose your personal information for this agreement and for all uses consistent with you buying, or potentially buying, property.
- 9.2 You agree that we, our real estate board, and other listing services may keep and give out information about any property bought through us for reporting, appraisal and statistical purposes. Any further or additional use of the information will require your consent.
- 9.3 We will not:
- (a) give out any of your confidential information without your consent, unless required by law.

- (b) use confidential information received from you or that we get as a result of performing under this agreement for any other purpose than those in this agreement unless you agree in writing.
- (c) give you any confidential information we have because of a past or present agency relationship with someone else.

10. ONGOING OBLIGATIONS

- 10.1 Our duty to keep your information confidential continues after this agreement ends.

11. AUDIO AND VIDEO RECORDINGS AND PHOTOGRAPHY

- 11.1 You acknowledge that properties you choose to view may be equipped with active cameras or other live recording devices and that we and our brokerage representatives may be unaware of the existence of such devices on the property.
- 11.2 You release and hold us and our brokerage representatives harmless from all legal claims and liability due to any alleged breaches of privacy arising from the seller recording audio or video of you while in or on their property.

12. INDEMNIFICATION

- 12.1 You agree that you will indemnify us and our brokerage representatives against all claims and legal actions that may arise from any consents or acknowledgements you make in this agreement, or because we reasonably and in good faith relied on information you gave us. This means that you will have to pay us in full for the outcome of these claims and legal actions and any related expenses including legal fees.

13. ADDITIONAL TERMS (IF ANY)

14. EARLY END TO THIS AGREEMENT

- 14.1 Despite the end date listed at the beginning of this agreement, the agreement ends immediately if any of these things happen:
- (a) you complete a purchase of a property matching the search criteria.
 - (b) we and you agree in writing to an earlier end date.
 - (c) our licence to trade in real estate is suspended or cancelled.
 - (d) we are bankrupt, insolvent, or we are in receivership.
 - (e) you materially breach this agreement and we give you written notice to end it, or we materially breach this agreement and you give us written notice to end it.
 - (f) you give us written notice to end this agreement because our board membership status changes to the extent that we cannot fulfill our obligations under this agreement.

If the agreement ends for any of these reasons, our rights and your rights under this agreement will not be affected.

15. OTHER DETAILS ABOUT THIS AGREEMENT

- 15.1 Documents attached to this agreement only form part of this agreement if we and you sign or initial them. This agreement includes these attached documents:

- 15.2 Any future changes to this agreement must be in writing and signed by both of us to be effective.
- 15.3 Words with a singular meaning may be read as plural when required by the context.
- 15.4 If any clauses added to this agreement conflict with standard clauses in this agreement, the added clauses apply.
- 15.5 This agreement is the entire agreement between us and you. Anything we discussed with you, or that you told us, is not part of this agreement unless it is in this agreement.
- 15.6 The laws of the Province of Alberta govern this agreement, and all disputes will be resolved in Alberta.
- 15.7 A purchase is complete when all money has been paid to the seller or the sellers' lawyer and is releasable.

16. BUYER ACKNOWLEDGMENT

- 16.1 You acknowledge that:
- (a) you have read this agreement.
 - (b) you have received and read the Guide.
 - (c) this agreement creates a sole agency relationship with the designated agent, as the Guide describes.
 - (d) you had the opportunity to get independent advice from a lawyer before signing this agreement.
 - (e) this agreement accurately sets out what we and you agree to.

17. CONTACT INFORMATION

- 17.1 The following contact information must be used for all written communications between us and you. If this contact information changes, we and you must tell each other in writing within two days of the change.

BUYER:

Name _____
Address _____
Phone _____ Fax _____
Email _____

Name _____
Address _____
Phone _____ Fax _____
Email _____

BROKERAGE:

Name _____
Address _____
Phone _____ Fax _____
Email _____

BROKERAGE REPRESENTATIVE:

Name _____
Address: c/o the Brokerage
Phone _____ Fax _____
Email _____

17.2 We and you may communicate and deliver documents and information to each other in person, by mail, or electronically. We and you acknowledge there are risks with each of these methods and we have explained these risks to you.

17.3 We and you agree that for our communication an electronic signature will have the same function as an ink signature and that any documents or information exchanged between us will be considered delivered when they are sent.

SIGNATURES:

SIGNED AND DATED on _____, 20____.

Signature of Buyer

Print Name of Buyer

Signature of Witness

Print Name of Witness

Signature of Brokerage Representative

Signature of Buyer

Print Name of Buyer

Signature of Witness

Print Name of Witness

Print Name of Brokerage Representative

Let's Break Down the Buying Process

Buying a home can feel like a big puzzle — but I'm here to walk alongside you. This is the roadmap we'll follow together. We'll dive deeper into each step as we go, so you always know what's coming next and feel confident along the way.

1

Getting Started & Pre-Approval

Before we start looking at homes, it's important to get clear on your budget. I'll connect you with trusted mortgage experts who'll help you get pre-approved so you know exactly what you can comfortably afford.

2

House Hunting: Wants & Needs

We'll chat about what really matters to you — the neighbourhoods, the size, the style, your must-haves and deal-breakers. That way, I can find homes that fit your lifestyle and goals.

3

Viewing Homes

Once we have a list, we'll go see the homes — in person or online, whatever works best for you. I'll help you notice the important things and compare your options so you can make the best decision.

4

Making an Offer

When you find "the one," I'll help you put together an offer that feels right — fair, competitive, and tailored to the market and your goals.

Let's Break Down the Buying Process

5

Conditions & Checks

Most offers come with conditions, like home inspections or financing. I'll guide you through all the details so you feel confident and informed before moving forward.

6

Firm & Closing

Once all conditions are met, your offer goes firm. Then we work with lawyers and everyone else involved to wrap things up and get you ready to move in.

7

Moving In & Beyond

Closing day is a big milestone, but it's really just the beginning. I'm here long after to help with recommendations, support, or just to hear how you're loving your new place.

8

Sharing the Love

It's always my goal to make this a great experience for you — and I'd love to hear what stood out. Your feedback means a lot and helps me keep showing up better for future buyers. And if you ever pass my name along to a friend or family member? That's truly the biggest compliment you could give. I'm so grateful.

Lets Get You Ready



Before we start looking at homes, there's some important prep to do first. Jumping straight into house hunting can cause confusion and stress. Getting these basics in place helps keep things clear, simple, and focused on what matters most to you.

Here's what to have ready before we dive in:

✓ Get Pre-Approved

If you haven't already been pre-approved this is step one...before we ever step foot inside a home. I'll connect you with trusted mortgage pros who can help you figure out what you're approved for — and more importantly, what feels right for your lifestyle. It also means you're ready to move quickly when the right place shows up.

✓ Know Your Numbers

It's more than just your down payment. We'll chat about closing costs, inspections, legal fees, and a few other things that might pop up so you feel fully prepared — no surprises.

✓ Get Your Docs Together

Lenders will want things like income statements, employment letters, bank records, and tax returns. It's a good idea to start gathering what you can early so you're not scrambling down the line.

✓ Start Paying Attention

Try to avoid taking on new debt, be mindful of spending, and keep an eye on your credit. These little things can make a big difference when it comes to approval and rates.

Making an Offer

When you find a home that feels right, it's time to make an offer — a formal way of saying, "This is the one I want."

This can feel like a big step, but I'm here to make it simple and clear.

Together, we'll put together an offer that works for you and fits the market.

What's included in an offer?

Here are the basics of an offer: the price you're willing to pay, any conditions you want to include—like inspections or financing—the closing date you're aiming for, and a deposit to show you're serious.

How I help?

I'll help you choose the right offer price, coordinate with your lender and lawyer, handle the paperwork and deadlines, and negotiate with the seller's agent—all while keeping you informed.

What happens next?

Once your offer is in, the seller can:

- Accept it
- Reject it
- Counteroffer

**I'll be here to explain your options and help you decide what to do.
Making an offer is a big deal — but you don't have to do it alone.**

Conditions: What are they?

When you make an offer, it often comes with “conditions” — steps you need to complete before the sale is final. These conditions give you a chance to double-check that everything’s right before fully committing.

Common Conditions

- Financing: Making sure your mortgage approval is finalized
- Home Inspection: Checking the home’s condition to avoid surprises
- Appraisal: Confirming the property’s value meets the lender’s requirements
- Other: Sometimes there are extra conditions specific to your situation
- I have a list of trusted inspectors as well to help out!

How I help?

I’ll guide you through each condition, helping you understand what’s needed, connecting you with trusted inspectors and lenders, and making sure deadlines are met. My goal is to keep the process smooth and keep you informed so you feel confident every step of the way.

When conditions are removed?

Once all your conditions are satisfied, the offer becomes “firm” — meaning the sale is set to go ahead. At that point, we move into the final stages before closing.

Conditions can feel overwhelming, but you’re not on this journey alone. I’ll guide you through every step to keep things clear and simple. Plus, Lydia on our team is working behind the scenes to make sure everything stays on track and runs smoothly.



INSPECTORS

Recommended

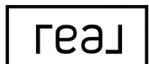
Nathan Normandeau is who I normally go with because he doesn't miss a thing. He co-owns All Peace with his dad who had been in the business forever. He really focuses on grading and electrical which are big factors for fires and floods. Expect a 65 page report but it might take a day or two to get back. He's super busy and needs to be booked in advance. (Costs about \$550)

Gary Wood has been doing inspection in GP for a zillion years and understands older homes and I don't trust anyone else with wood foundations. (Although yours isn't wood) He is quick but thorough and also doesn't miss anything. You can expect your report on site. (Cost about \$650 he is semi retired so hard to book)

Gerald Vicory from A Buyers Choice is another favourite. He will also give you a detailed report. He's really great with construction and building systems. He has all the latest gadgets and technology and will get a clear picture of everything. He is easy to book with and will get the report back super fast. (Costs about \$550)

Chad Wnuk is also from A Buyers Choice. He has been in the industry quite a few years and knows the ins and outs of houses and is very thorough. He is also the only inspector that offers a mini inspection which only covers the basics, takes half the time and saves money. This is for the frugal buyer or the buyer who is knowledgeable in construction and doesn't really need an inspector. (Costs about \$550)

Daniel Miller from Expert Home Inspections is brand new to the industry and I use him for last minute inspections because he is still building his book of business and is always available for me. He's done several inspections for me so far with zero issues. He's certified with a background in construction. What he's lacking in experience he makes up for in kindness and professionalism. (Costs about \$550)

Laura Sikorski
REALTOR®
 **Real GP**

Firm & Closing: What happens next?

Once all your conditions are met, your offer goes firm — which means the sale is officially set to move forward. This is a big step and one to celebrate! From here, we move into the final phase before you get the keys to your new home.

What to Expect Between Firm and Closing

- Your lawyer will start preparing the paperwork to transfer ownership
- You'll arrange your home insurance and finalize your mortgage details
- We'll coordinate the final details to make sure everything is on track for closing day
- See my "Important Numbers" sheet to help you!

Closing Day

Before closing day, we usually do a final walk-through of the property 24 to 48 hours ahead to make sure everything's in order. You'll schedule a day with your lawyer to sign the closing documents. Once everything is signed and processed, ownership officially transfers to you, and the keys are yours! YAY!

How I Support You

I'm here to answer any questions, coordinate with your lawyer and lender, and make sure the process stays smooth right up to (and after) closing.

Closing isn't the end — it's just the beginning of your new chapter. I'm here to help with renovations, recommend trusted services, and connect you with the right people.

IMPORTANT

Numbers to Call

UTILITY COMPANIES

Aquatera (Water hook-up)	(780) 538-0340
City of Grande Prairie	(780) 538-0300
Direct Energy Regulated Services	1-888-420-3181
Enmax (Alternative for Power)	(780) 310-2010
Telus	(780) 310-2255
Eastlink Cable	1-888-345-1111 or 780) 533-3340

OTHER

Alberta Blue Cross	(780) 532-3505
Alberta Motor Association	(780) 532-4421
Canada Post	(780) 831-0200
Daily Herald Tribune (Newspaper)	(780) 532-1110
The License Centre	(780) 532-4033



Moving in & Beyond

Closing day might feel like the finish line — but really, it's the start of your new adventure. Moving in can be exciting, a little overwhelming, and full of to-dos. I'm here to help make this transition smooth and even enjoyable.

Moving Tips

- Plan ahead with a checklist to stay organized (See my moving prep checklist)
- Schedule your utilities and internet in advance (See my Important Numbers sheet)
- Change your address with the post office, banks, and subscriptions
- Pack a “first-day” box with essentials to make your arrival easier

Settling In

- Take your time getting to know the neighbourhood
- Meet your neighbours and explore local spots
- Ask me for trusted service providers if needed

I'm Still Here

This isn't goodbye! Whether you have questions, need help, or just want to share how you're loving your new place — reach out anytime.

If this guide has been helpful, I'd love your feedback. And if someone in your life needs a little guidance on their real estate journey, I'd be honoured if you sent them my way.



CHECKLIST

Moving Day

Before Moving Day

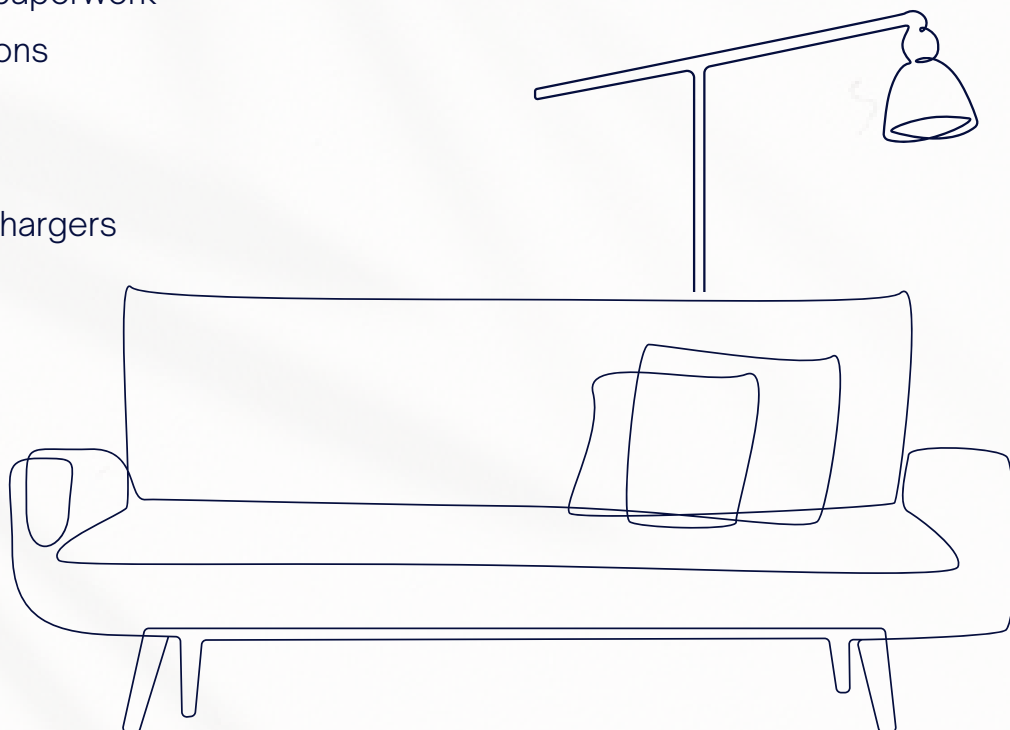
- ☐ Plan ahead with a checklist to stay organized (See my moving prep checklist)
- ☐ Schedule your utilities and internet in advance (See my Important Numbers sheet)
- ☐ Change your address with the post office, banks, and subscriptions
- ☐ Pack a “first-day” box with essentials to make your arrival easier

Moving Day

- ☐ Do a final walkthrough of your old home to check for anything left behind
- ☐ Keep important documents and valuables with you (not in the moving truck)
- ☐ Label boxes clearly by room and contents
- ☐ Check that utilities are set up and working at your new home
- ☐ Make sure movers have clear directions and parking access
- ☐ Take pictures of your new home before unpacking (for reference or any damage claims)

What Not To Pack In The Moving Truck

- ☐ Important documents and paperwork
- ☐ Medications and prescriptions
- ☐ Jewelry and valuables
- ☐ Perishable food and plants
- ☐ Essential electronics and chargers



Laura Sikorski
REALTOR®

real REAL GP

So EXCITED To Work Together

Thanks for taking the time to explore this guide. If you have any questions, need recommendations, or want to chat about your next move, I'm here to help.

Your feedback is always appreciated, and referrals mean a lot.

Feel free to connect anytime!



(780) 296-1480



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@thereallaurasikorski



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