

BUYER'S GUIDE

EVERYTHING YOU NEED TO KNOW BEFORE BUYING A HOME.
EXPERT ADVICE FROM YOUR LOCAL COLD LAKE REALTORS®





COLDWELL BANKER **LIFESTYLE**

WELCOME TO YOUR **COLD LAKE BUYER'S GUIDE!**

At Coldwell Banker Lifestyle, we've proudly served Cold Lake and surrounding area since 2009, helping clients find and purchase properties with confidence.

What truly sets us apart is our commitment to you:

- Our goal is to secure the best purchase price and terms possible.
- Provide consistent support, clear communication, and genuine peace of mind every step of the way.

As Cold Lake's only Designated Agency, we always have your back.

Our team of REALTORS® brings unique strengths and deep community knowledge to guide you through negotiations, legal details, and every complexity—ensuring a smooth, successful purchase.

We're more than agents—we're passionate locals who live and love this community and the lifestyle it offers.

Let's Begin!

THE BUYING PROCESS

STEP-BY-STEP

GET PRE-APPROVED FOR A MORTGAGE:

REVIEW YOUR FINANCES & CONNECT WITH LENDERS.
THIS SHOWS SELLERS YOU'RE SERIOUS AND GIVES YOU YOUR BUDGET.

THE HOME SEARCH:

BROWSE HOMES ONLINE WITH OUR PERSONALIZED EMAIL UPDATES
ON PROPERTIES MATCHING YOUR CRITERIA.

SCHEDULE SHOWINGS TO TOUR YOUR TOP PICKS IN PERSON.

MAKE AN OFFER:

WRITE AN OFFER TO PURCHASE ON YOUR FAVOURITE PROPERTY.
WE SECURE THE BEST TERMS AND ACCEPT THE CONTRACT.

CONDUCT INSPECTIONS & DUE DILIGENCE:

HAVE AN INSPECTION COMPLETED.
RESOLVE/NEGOTIATE ANY INSPECTION ISSUES.

CLOSE THE DEAL & MOVE IN:

CONDUCT A FINAL WALK-THROUGH OF THE PROPERTY
GET YOUR KEYS ON CLOSING DAY - CONGRATULATIONS!

STEP ONE

GET PRE-APPROVED FOR A MORTGAGE

This shows sellers you're serious and ready.

What is Mortgage Pre-Approval?

A mortgage pre-approval is a lender's written commitment to loan you a specific amount, based on your financial profile, before you start house hunting. It's not a final loan guarantee but a **strong** indication of what you can afford.

Why Pre-Approval Is Crucial:

Know Your Budget: Avoid falling for homes out of reach.

Strengthen Your Offer: Sellers prioritize pre-approved buyers.

Avoid Surprises: Uncover credit or income issues early, giving you time to fix them before closing.

Ready to Get Pre-Approved?

We'll introduce you to trusted lenders and kickstart your search.



HOUSE HUNTING

HOME SEARCH

FIND AND VIEW

We enroll you in an exclusive email list, delivering instant updates on listings tailored to your preferences.

Define Your Needs:

Make a list of your must-haves versus nice-to-haves. Consider factors like location, size, and amenities to refine your search and stay within your pre-approved budget.

Schedule Showings for Your Top Picks:

Once you've found properties that spark your interest, we'll arrange private showings, or virtual tours for flexibility. We'll ensure you explore homes that match your lifestyle.

WHEN YOU FIND THE ONE

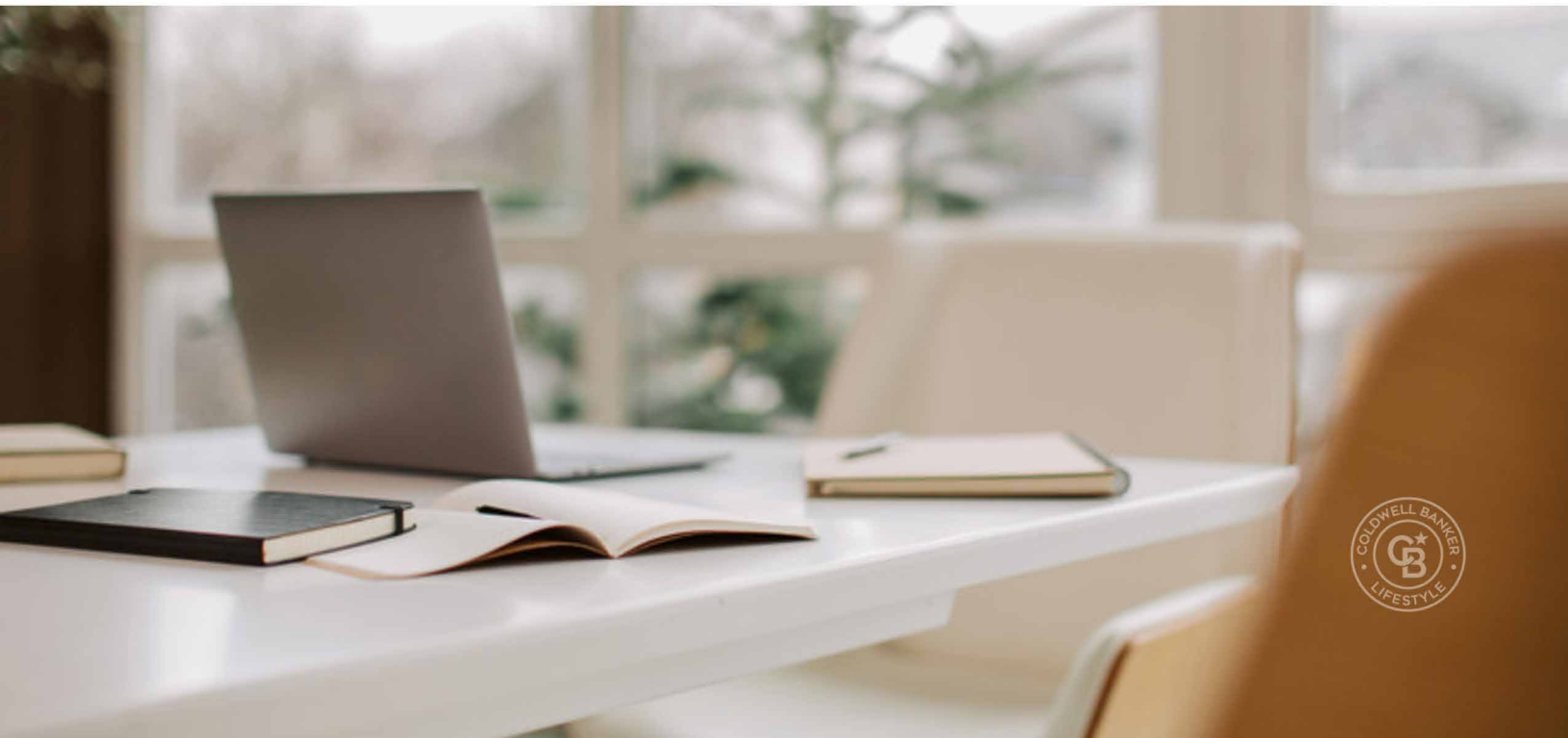
WRITING AN OFFER AND NEGOTIATING

You've found the one! Now, let's make it yours.

We'll write a strong offer to purchase on your chosen property. Using our knowledge and experience, we'll negotiate terms like price, closing date, and conditions to secure you, the best deal possible.

Once the seller accepts, you're now "under contract".

Important Note: *Avoid making major job changes, large purchases, or opening new credit cards or lines of credit during this period, as these actions could impact your mortgage qualification.*





NEXT STEPS

AN ACCEPTED OFFER

NOW WHAT?

Deposit:

Securely submit your deposit through the convenient link provided on our website to confirm your commitment to the purchase.

Financing:

Your lender will review the property details and your offer to confirm they meet their requirements. Adhering to these guidelines helps ensure a smooth loan approval process.

Scheduling Inspections:

Once you receive your lender's approval letter, we recommend arranging any necessary inspections. As your REALTOR®, we can coordinate these inspections on your behalf for a seamless process.

PROTECT YOUR INVESTMENT

CONDUCT INSPECTIONS AND DUE DILIGENCE

This critical step ensures the home is a sound investment and helps you avoid unexpected issues after purchase.

Home Inspection:

This critical step ensures the home is a sound investment and helps you avoid unexpected issues after purchase.

Appraisal:

The appraisal ensures the home's value aligns with the purchase price and loan amount

Review Seller Disclosures:

Once you receive your lender's approval letter, we recommend arranging any necessary inspections. Our team can coordinate these inspections on your behalf for a seamless process.

Secure Homeowners Insurance:

After the inspection, contact insurance providers to obtain quotes, using the inspection report for all necessary details. We recommend having insurance quotes ready before removing conditions to ensure a smooth process.



THE HOME STRETCH

CONDITION REMOVAL

GET READY FOR POSSESSION

THE “SOLD” SIGN GOES UP!

Condition Removal: This key step begins once your lender issues the approval letter and the home inspection is complete. Finalize the purchase by signing the waiver for all conditions.

Congratulations - your new home in Cold Lake is officially yours!

Here's what to do now:

- Meet with your lender to sign final mortgage documents.
- Schedule a meeting with your lawyer to arrange the transfer of remaining funds.
- Plan ahead by setting up utilities for possession day.
- Join us for a pre-closing walk-through to ensure your home is ready for your big move-in day.

Pro Tip: Plan your move in advance, including hiring movers if needed.

MOVING CHECKLIST

STAY ORGANIZED

PLAN AHEAD: CHOOSE A MOVING DATE AND BUILD A TIMELINE.

UTILITIES: SET UP ELECTRICITY, WATER, GAS, TV, & INTERNET AT THE NEW HOUSE TO START ON POSSESSION DAY.

CHANGE ADDRESS: NOTIFY BANKS, POST OFFICE, CREDIT CARD COMPANIES, INSURANCE COMPANIES & FAMILY AND FRIENDS ABOUT YOUR NEW ADDRESS.

FINAL WALK-THROUGH: CONDUCT A FINAL WALK-THROUGH OF THE NEW HOUSE TO CHECK FOR ISSUES OR DAMAGES.

ESSENTIALS BAG: KEEP A BAG WITH TOILETRIES, CHARGERS, AND A CHANGE OF CLOTHES FOR THE FIRST NIGHT.

UNPACK STRATEGICALLY & SETTLE IN: TACKLE ESSENTIAL ROOMS FIRST LIKE THE KITCHEN AND BEDROOM.





READY TO BUY?

Feel free to reach out at your convenience with any questions you may have!

Call our Cold Lake Office for a list of our Agents' phone numbers:

780 594 7400

Explore our website at:

cblifestyle.ca

Visit our Cold Lake Office:

5410 55 STREET, COLD LAKE