

Here is a checklist to use each time you visit a property. It will help you compare the various properties you visit and more easily come to a decision as to which property is best suited to your needs.

Date of Visit

Address

Location

Property type

comments



Remember to notify current service providers prior to moving and to take action as required when settling into your new location

	EXCELLENT	GOOD	AVERAGE
<b>Yard</b>			
Area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Landscaping	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fence	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<b>Exterior</b>			
Insulation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Doors and windows	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Roof and eaves troughs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Garage	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<b>Interior</b>			
Space/sizes of rooms	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Closet space	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Renovations done	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Basement	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Electricity	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Plumbing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Heating	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<b>Services</b>			
Schools	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Daycare	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public transit	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Parks	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Shopping centre	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**Public Utilities**

- Electricity
- Gas
- Water
- Garbage collection
- Telephone
- Cable television
- Heating fuel

**Professionals**

- Doctor
- Dentist
- Notary
- Broker

**Insurance**

- Life
- Accident
- Personal property
- General public liability
- Social
- Commercial and professional

**Local services and accounts**

- Banks
- Finance companies
- Credit cards
- Diaper service
- Current accounts
- Retail stores
- Milk delivery
- Bread delivery
- Laundromat
- Dry cleaner
- Pharmacy
- Shoe repair

**Federal Government**

- Post office
- Veteran's affairs
- Income tax office
- Family allowance
- Old age security
- Employment insurance

**Community services**

- Schools
- Library

**Provincial Government**

- Health and hospitalization
- Quebec pension plan
- Vehicle registration
- Driver's licence
- Pension plan

### **Moving Day Checklist**

- Read all meters
- Lower or turn off heating
- Turn off all lights
- Shut and lock all doors, latch all windows
- Turn over keys to new occupants
- Have telephone disconnected
- Take out all garbage

### **Expenses to allow for when buying property**

1. Building inspection
2. Mortgage insurance (if you are putting less than 20% of the price as a downpayment)
3. Deposit to accompany Offer to Purchase.

### **Expenses to allow for when signing before notary**

1. Tax redistribution and refunds:

Municipal and school taxes.

The buyer will reimburse the seller for the number of days left from the date of signing until the end of the "taxable" year.

2. Heating oil tank

The seller will have the tank filled on the day of the signing and submit the invoice to the notary for reimbursement in full by the buyer.

3. Electricity meter (Hydro Québec)

The buyer and seller must notify Hydro Québec of the date the property is scheduled to change hands, have the meter read, and ensure that all amounts owing are properly allocated.

4. Homeowner insurance.

Upon signing of the deed of sale, the buyer must present proof that he/she has contracted homeowner's insurance in an amount equal to or greater than the mortgage on the property

### **Expenses to allow for after having signed the deed of sale**

1. Land transfer or welcome tax.

The municipality in which you settle will bill you within four (4) to six (6) months of the signing of the deed of sale in an amount based upon the selling price and scaled as follows :

0.50 % of amounts up to \$ 49 999

1.00 % of amounts between \$ 50 000 and \$ 250 000

1.50% of amounts between \$250,000 and \$500 000

2% of amounts more than \$500,000

2. Moving

3. Painting

4. Interior and exterior decoration.

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