



Kim Goodwin Real Estate

Real Estate Is More Than A Transaction...

First-Time Home Buyer Guide & Checklist

Confidently Navigate Your First Home Purchase

Buying your first home is exciting—but it can also feel overwhelming. From saving your down payment to getting the keys, there are many moving parts. My role is to walk you through each step, answer your questions, and make sure you feel confident at every turn. This guide will help you understand the process, prepare for what's ahead, and check off each step along the way.

Step 1: Get Financially Ready

- Review your credit score and address any issues.
- Meet with a mortgage specialist to determine what you can afford.
- Get pre-approved for a mortgage (this shows sellers you're serious).
- Budget for more than just the purchase price (closing costs, inspections, moving, furnishings, etc.).

Step 2: Define Your Needs & Wants

- Decide on your ideal location (Sherwood Park, Edmonton, or surrounding areas like St. Albert, Beaumont, Fort Saskatchewan, etc.).
- Determine what type of home fits you best (condo, townhouse, detached, duplex).
- Consider lifestyle factors like commute time, schools, community amenities.

TIP: *Think long-term. Will this home suit you in 5 years?*

Step 3: Start Your Search

- Use my customized home search tools to browse listings on www.kimgoodwin.ca
- Sign up for property alerts so you never miss a new listing.
- Schedule showings with me for homes that match your criteria.
- Take notes & photos at each showing to compare later.

Tip: *Don't just look at the home. Walk the neighbourhood and visit at different times of day to get a feel for the area.*

Step 4. Make an Offer

- Review recent comparable sales with me to decide on a fair offer price.
- Discuss conditions to include (financing, inspection, condo docs, etc.).
- We submit the offer & negotiate with the seller.
- Provide your deposit (held in trust until closing).

Step 5: Due Diligence

- Book a professional home inspection.
- Finalize your mortgage approval with your lender.
- Review condo documents if applicable.
- Satisfy all conditions within the set timeline.

• Step 6: Closing & Moving In

- Hire a real estate lawyer for the closing process.
- Arrange home insurance (required before funds can be released).
- Complete a final walkthrough before possession day.
- Transfer utilities & change your address.
- Pick up your keys and celebrate!

Bonus: Smart First-Time Buyer Tips

- Start building an emergency fund because unexpected costs can pop up.
- Don't buy big-ticket items (like a car) before closing; it can affect your financing.
- Ask questions. There are no "silly" ones when it comes to your first home.
- Lean on me. I'll connect you with trusted mortgage specialists, inspectors, and lawyers.

Quick Reference Checklist

Before the Search:

- ☐ Check credit & savings
- ☐ Get mortgage pre-approval
- ☐ Create a budget

During the Search:

- ☐ Define needs & wants
- ☐ Explore neighbourhoods
- ☐ Take notes & compare

Offer & Due Diligence

- ☐ Make an offer with conditions
- ☐ Home inspection
- ☐ Finalize financing
- ☐ Hire lawyer

Closing & Move-In

- ☐ Arrange insurance
- ☐ Final walkthrough
- ☐ Transfer utilities
- ☐ Pick up keys