



Things to Do.

Here's a list of some things that need to be done now that you have an accepted offer...

- #1 Let your **mortgage broker** know that you have an accepted offer so he/she can start working on it right away. Time is of the essence.
(I can send/email the completed signed contract to your mortgage broker)
- #2 Get an **inspection** booked.
TIP ~ Book your inspection now but book it so that it happens AFTER you know your financing has gone through. No point in paying \$300 - \$400 for an inspection until your broker/lender gives you the green light to remove/fulfill the financing condition.
Just let me know when you'd like to do it and I'll let the listing realtor know.
I will let the inspector into the house and then I'll go away for a couple hrs and then return and meet you there for a WALK THRU. This is where the inspector will explain anything that he found during his inspection.
- #3 Need to get your **deposit** into our Trust Account. You can drop it off at the office anytime between 9am-5pm Mon – Thurs and 9am-4pm on Fridays.
The check needs to be made payable to "Pemberton Holmes Ltd in Trust".
Note: If you end up not being able to fulfill the subject conditions then you will (as long as all parties sign off) get your deposit back. If you need to be able to get your deposit back quickly then I would advise using a bank draft or certified check.
- #4 Take a good look at the **Property Disclosure Statement** and let me know if you have any questions about it or if there's anything on there that concerns you at all. I will also look over it to see if there's anything on there that raises any red flags.
- #5 You will want to contact an **insurance company** and let them know you are buying this place and want to verify insurability. If you want I can find out who insures it right now and you could contact them. It's up to you unless you have a preferred Insurance company you like to deal with.
- #6 Take a look over the **title** and see if there's anything on there that is of concern. Again, I will also look over it to see if there's anything on there that raises any red flags. I'll also pull the charges that are registered on title and look over them as well. Sometimes these documents are difficult to interpret. If that's the case then it's always good to get a lawyer or notary to interpret them for you to be on the safe side.
- #7 You need to select a **notary or lawyer** to convey your title. Let me know who you want to use so I can let our conveyancers know. If you don't have a notary or lawyer and would like me to refer you to someone just let me know.

#8 If you are purchasing a **strata** property...

I'll get you all the **strata documents** so you can do a pile of SUPER EXCITING reading :o)
It's important for you to read everything so that you know exactly what you're buying. Here in Canada you never really own property... you are just purchasing the rights to do certain things ON that property so knowing the rights you have is essential to your purchase.

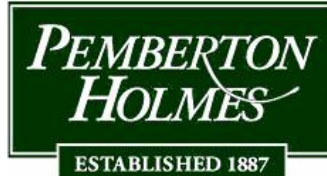
#9 If the property is on **septic**...

You'll need to book a **septic inspection**. You will pay for the inspection and usually the seller should pay for the pumping portion. The seller will also be responsible for making sure that the septic lids are exposed or pay that portion of the inspection.

#10 If the property is serviced by a **well**...

You'll probably want or need to get the **water tested** and find out how much water the well produces. It's imperative that you get the test done asap as it usually takes a couple of days to get the results back. If there is a problem with the quality of the water it can hold up your financing. Most lenders want to see a zero coliform count on the lab report. Many people try "shocking" the well (bleaching it) but sometimes what happens is the bleach splashes against the sides of the well casing and it stirs up more bacteria causing the coliform count to go up instead of down. Note: When collecting the water DO NOT collect it from the kitchen tap! That's the worst place to get the water from as that's where there could easily be bacteria from dirty dishes. Take the water sample from an outside tap (usually the tap that is farthest from the well). Let the water run for several mins (maybe 15-20) so that you get an accurate reading of the water coming from the well and not the water sitting in the pipes.

©Dan Johnson, Pemberton Holmes
www.DuncanBCRealEstate.ca
working4u@shaw.ca
250-746-8123 or 1-877-946-8123



23 Queens Rd, Duncan, BC,
V9L 4W7