

# Your First Time: Purchasing a Condo

Visit [carrington.ca](http://carrington.ca) for more first-time home buyer tips.



## Step 2: The Hunt

- Give yourself enough time to search for the right place. It could take up to six months - it takes time to find your dream home.
- Keep the hunt in your price range and in your desired community.
- Make sure your spare time can be dedicated to your search.



## Step 3: Mortgage Applications Made Easy

- Budget beyond your mortgage for additional fees and interest.
- Map out your monthly payments and set up automatic deposits to stay on time.
- Easily compare mortgage options from local brokers with Ownest Financial.



## Step 4: Closing Costs

- Put away some savings for one-time fees such as your closing costs.
- Establish whether you will be paying for home owner's insurance, CMHC mortgage tax, and property tax annually or monthly.



## Step 6: Keep the Keys with Aftercare

- Register all of your major appliances and home components that have warranties and be aware of aftercare instructions in case something goes wrong. Carrington condo owners can log in to their Conasys Portal for all aftercare and community info.
- Read over all of the condo documents thoroughly so you are aware of any annual or quarterly maintenance to the building and your suite.
- Say hello to your neighbors so you know you have someone to look out for your condo.
- Make your new condo your home with a bit of a budget for decoration and time to settle in.



## Step 5: The Moving Process

- Coordinate manpower for your move over a weekend to take your time or hire professionals for a stress-free process.
- Make sure you schedule time for final inspection, walkthroughs, and the actual move.
- Notify ahead of time your utility, internet and phone, and other providers to make the switch on your address so there are no mix-ups.