

WHAT HAPPENS AFTER YOUR OFFER IS ACCEPTED

NEXT STEPS

- ❑ **Submit Your Deposit** - Usually due within 24 hours of acceptance.
- ❑ **Notify Your Mortgage Broker or Lender** - Send them the signed offer and any required documents to secure final approval.
- ❑ **Book Your Home Inspection** - If applicable, schedule it as soon as possible during your conditional period.
- ❑ **Send Documents to Your Lawyer** - Forward the Agreement of Purchase and Sale so they can begin title searches and review conditions.
- ❑ **Review and Waive Conditions** - Once financing, inspection, or status certificate reviews are complete, sign any waivers or amendments.
- ❑ **Start Planning Your Move** - Contact movers, set up utilities, and start decluttering or packing.
- ❑ **Arrange Home Insurance** - Your lender will require proof of insurance before closing.
- ❑ **Prepare Remaining Funds** - Coordinate with your lawyer for the closing balance and certified cheque/wire transfer.
- ❑ **Schedule Your Final Walkthrough** - Typically done 1–2 days before closing to ensure the home's condition matches the agreement.
- ❑ **Closing Day!** - Your lawyer finalises the transaction, and you'll get the keys to your new home.

