

BUYING REAL ESTATE VIRTUALLY

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BUYING CONSULTATION

First and foremost, let's talk about your wants and needs! - Schedule a Zoom call with me. Choose a day and time that works best for you.

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VIRTUAL OR IN-PERSON SHOWINGS

For the time being, if the home is not vacant, all showings are being conducted virtually. What does this mean? A lot of properties have 3D Matterport tours and cinematic walk-thru videos. Not only will you be able to tour these homes through the links provided but I can also tour along with you virtually and point out features, pros & cons, etc.

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HOME INSPECTION

The licensed inspector of your choice will conduct the inspection and email both you and I a copy of the report. We can have a video call together with the inspector to go over any findings and your questions.

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MORTGAGE PRE-APPROVAL

Qualifying for a mortgage comes with some strict job security requirements in today's market. I will work with you and your mortgage broker to ensure that your pre-approval is current and valid.

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OFFERS

It's not uncommon to purchase a pre-construction home without seeing it in person; however, I have subject clauses in place to ensure you are happy and confident with your resale purchase. All contract paperwork is done but electronic signature.

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DEPOSIT

You've decided this is the home for you and would like to remove your subject clauses to "seal the deal." You will wire transfer your deposit to my office and they will hold it in our trust account for you until the transaction has completed.

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MOVING IN!

I will arrive ahead of you to check on the home and do a walk-thru to make sure everything is in order. The keys will be left in a lockbox so that you can let yourself in to your new home!

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WINDOW SHOPPING

I'll set up a personalized Client Search for you so that any listings that match your criteria will be sent to your site immediately. You can mark your favourites and reject the ones you don't like to keep them organized and ask me questions on each listing directly on your site.

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DUE DILIGENCE

I will research the property through our contacts at the municipal office(s), collect all the necessary documents and paperwork and send copies to you. I can go over these together via video call.

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CLOSING

Your lawyer or notary can conduct electronic signings and answer any of your questions. They will send all the necessary paperwork to the land titles office and you will be registered as the new homeowner.