



# PURCHASING YOUR NEW HOME



Congratulations on buying your new home, and taking an important step in your life! At times, this milestone can be equally as overwhelming as it is exciting - especially with the negotiations and seemingly endless list of technical documents. Fortunately, Hummingbird Lawyers can support you on your new journey! We have put together a step-by-step guide on how we can help you with purchasing your new home.

**STEP 1** Hummingbird Lawyers can sit in, and participate in, the negotiations for the **Agreement of Purchase** with the seller, their agent or their lawyer. This helps reduce some of the hassle for you!



**STEP 2**

After negotiations are made, or if the Agreement has already been negotiated, Hummingbird Lawyers will then send you a **Retainer Letter** to show you what we will be doing to help support you as your move forward with the purchase of your home.



**STEP 3**

As things move forward, you'll begin to see how many things will need to be changed when moving. This includes things like the closing and opening of utilities and updating driver's license and health card information. One of our lawyers can help manage some of this stress by sharing with you a **MoveSnap link**. This is an online tool that can help make these changes in a few minutes.



**STEP 4**

The most important part of the transaction is the **title search**, without good title, you are not getting what you bargained for. Your lawyer will search the title of the property, and report whether there are any issues before you finalize. After that is done, Hummingbird Lawyers will also send out a Title Requisition Letter and further prepare all closing documents and send them to the seller's lawyer.

**4**



**STEP 5**

With the **purchase of a home**, there comes many documents that need to be read and signed. Your lawyer will send you an email and arrange a meeting where you can come into the office and sit down to go over the details of the transaction - the title search, the closing documents, the financing documents and then sign all of the necessary paperwork. In our email, we will also include all information that will be needed by you, and what you may have to bring in; this way there are no hidden surprises!



**STEP 6**

Now, you have the chance to just sit back and relax while Hummingbird Lawyers handles things from here on in. We will assemble all of the **closing documents**, attend to arrangements for delivery of all closing funds, registration of the deed and mortgage, obtain the keys and call you when we close!

**6**



**STEP 7**

**7**

**Congratulations!** You have successfully become the proud owner of your new home! Here at Hummingbird, we pride ourselves in delivering exceptional services. We will deliver you a copy of the Registered Deed - its proof of ownership and then send you a post-closing report, along with copies of all of the documents you signed and we will also report to your lender, if applicable.



## hummingbird

Contact Hummingbird Law at (905) 731-1911 and let us help you in buying your new home.

