

Trevor LeVasseur

204REALTOR.com

All Your Buying & Selling Needs!

Dear Homebuyer,

Welcome to your personalized homebuying guide! I'm Trevor LeVasseur, a dedicated REALTOR® in Manitoba, committed to providing buyers and sellers with accurate, up-to-date real estate information tailored to their needs. My mission is to simplify the process by offering valuable insights into the local market—covering interest rates, market trends, and statistics—while fostering transparency and trust through client reviews and confidential feedback. I strive to make your real estate experience as informed, efficient, and stress-free as possible.

Step-by-Step Homebuying Process

1. Get Pre-Approved for a Mortgage

-Understand your budget and strengthen your position as a serious buyer.

Income	Expenses
Work:	Rent:
Investments:	Insurance:
Side Jobs:	Monthly Subscriptions:
Total:	Total:

****Once you've completed this step it's time to reach out to your bank or a Mortgage Broker. Both have pros and cons.**

You can also visit my website for a mortgage calculator <https://204realtor.com/buying>

Scan This Code



-Bank: Offers mortgages from a single institution. Best if you have a strong relationship with your bank and prefer simplicity.

-Mortgage Broker: Shops multiple lenders to find the best rates and terms. Good for those wanting more options or having unique financial situations.

Budget Planning

Outline your financial parameters to guide your home search.

- **Purchase Price Range:** \$_____
- **Down Payment:** \$_____
- **Estimated Mortgage Amount:** \$_____
- **Monthly Payment Comfort Level:** \$_____
- **Additional Savings for Closing Costs:** \$_____

2. Define Your Wants vs. Needs

-Clarify essential features versus desirable extras to focus your search.

Wants	Needs
ie: Double Wide Attached Garage	ie: Single Detached Garage
ie: 3 Bedrooms	ie: 2 Bedrooms
ie: Updated Kitchen	

3. Start Your Home Search

-Utilize my expertise and resources to find properties that align with your criteria.

-Fill out the Buyer Intake Form on my website, and fast track your home search. You will also get all new listings the moment they hit the market!

Visit: <https://204realtor.com/buying> or Scan For The Buyer Intake Form



4. Make An Offer

-Once you've found the right home, it's time to submit an offer. I will guide you through this process to ensure your offer is competitive while protecting your best interests.

-Determining the Offer Price: I will provide a Comparative Market Analysis (CMA) to assess recent sales of similar properties and ensure your offer is reasonable.

-Conditions & Contingencies: We may include conditions such as financing approval, home inspection, or sale of your current home to safeguard your investment.

-Negotiations: The seller may accept, reject, or counter your offer. I will handle the negotiation process to secure the best possible terms for you.

-Deposit Submission: Once accepted, you'll need to provide a deposit (typically 1-5% of the purchase price) as a sign of good faith. Deposit will be held in trust by the real estate Brokerage and will become part of your down payment. If the deal falls apart, your deposit will be refunded by way of mailing a new cheque to you. This could take a couple weeks to receive so keep this in mind when putting in another offer on the next home.

From here, we move into the **due diligence phase**, ensuring the home is in good condition and that financing is finalized.

5. Conduct a Home Inspection

-A home inspection is a thorough evaluation of a property's condition by a licensed inspector. It covers key areas like the foundation, roof, plumbing, electrical, HVAC, and overall structure to identify potential issues. The inspection helps buyers make informed decisions, negotiate repairs, or adjust their offer if needed.

6. Finalize Financing

-Once your offer is accepted, your mortgage pre-approval needs to be finalized. This means working with your lender to complete all necessary paperwork and ensuring your mortgage is officially approved.

Key steps include:

Submitting Required Documents: Your lender may ask for proof of income, employment verification, and bank statements.

Appraisal: The lender may require a home appraisal to confirm the property's value aligns with the loan amount.

Final Mortgage Approval: Once all conditions are met, your lender will issue a final mortgage commitment.

At this stage, it's important to **avoid making large purchases or taking on new debt**, as this could impact your approval. Once financing is secured, you're ready to move toward closing!

7. Hire a Real Estate Lawyer

-A Manitoba real estate lawyer will review your purchase agreement, handle legal paperwork, and ensure a smooth closing process. They also help with **title searches, mortgage registration, and transferring ownership**.

8. Close The Deal And Get Your Keys!

-Sign the final documents, pay closing costs, and take ownership of your new home!

Avoid Common Buyer Mistakes

-Skipping Mortgage Pre-Approval: Without pre-approval, you may face delays or miss out on your desired property.

-Overlooking Additional Costs: Remember to account for closing costs, property taxes, and maintenance expenses.

-Making Emotional Decisions: Stay objective to ensure the home meets your long-term needs.

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If You Need Help, Text or Call Anytime! 204.612.0586