SASKATOON BUYER GUIDE

THE SASKATOON HOME-BUYING ROADMAP

A practical guide to moving from financial preparation and home searches to an accepted offer and possession day.



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Buying a home involves a series of connected decisions. Your financing, search strategy, property evaluation and offer terms all affect what happens next.

This guide gives you a clear path through the process so you can prepare early, ask better questions and move forward without losing sight of your budget or priorities.

A CLEAR PROCESS CREATES BETTER DECISIONS.

Prepare the numbers, understand the steps and buy with confidence.

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STAGE ONE: PREPARE

Build the Foundation Before You Search

The strongest home search begins before the first showing. Establish your financial range, practical needs and decision-making team early.

1 Review your finances

Organize income, debts, savings and expected home-buying costs. Leave room for emergencies, maintenance and the expenses that follow possession.

2 Arrange pre-approval

Speak with a qualified mortgage professional about your likely financing range, down payment, interest-rate options and documentation requirements.

3 Define your priorities

Separate essential needs from preferences. Consider location, property type, size, accessibility, parking, outdoor space and future plans.

4 Choose your team

Engage your REALTOR®, lender, lawyer and other professionals early enough to understand their roles, timelines and the advice they provide.

BUDGET BEYOND THE PURCHASE PRICE

- Deposit and down payment requirements
- Home inspection, legal fees and closing adjustments
- Moving, insurance and immediate repairs or purchases
- Ongoing mortgage, taxes, utilities, condo fees and maintenance

CREATE YOUR SEARCH BRIEF

Write down your priorities before listings begin influencing the decision. A clear brief makes it easier to compare homes consistently.

- Preferred Saskatoon areas and acceptable alternatives
- Maximum comfortable monthly cost - not only the approved maximum
- Required rooms, features and accessibility considerations
- Acceptable renovation, maintenance and commute trade-offs

STAGE TWO: SEARCH

Evaluate the Home and Its Location

A listing should be assessed as both a property and a long-term fit. Compare the location, condition, ownership costs and resale considerations together.

1 Compare communities

Review commute patterns, nearby services, property types, development plans and the lifestyle each area supports. Visit at different times when practical.

2 Study the property

Look past decor. Consider layout, natural light, storage, mechanical systems, exterior condition, drainage and evidence of ongoing maintenance.

3 Review the ownership costs

Estimate taxes, utilities, insurance, condo fees and likely maintenance. A lower purchase price does not always mean a lower total monthly cost.

4 Investigate questions

Request available property information and identify what requires confirmation through inspections, specialists, the municipality, your lawyer or other sources.

AFTER EACH SHOWING

- Record the strongest positives and most important concerns.
- Estimate immediate, near-term and longer-term work separately.
- Compare the home with your written priorities and comfortable budget.
- Identify unanswered questions before emotion turns into urgency.

WHEN A HOME LOOKS PROMISING

Before deciding on an offer, slow the process down long enough to review the available evidence and important unknowns.

- Review comparable listings and recent sales with your REALTOR®.
- Examine the property disclosure and available supporting documents.
- Discuss offer timing, competition and possible negotiation scenarios.
- Reconfirm your financing range and required funds with your lender.
- Decide which conditions and terms are necessary for your protection.

STAGE THREE: OFFER

Build the Offer and Complete Due Diligence

The purchase price is only one part of an offer. Conditions, deposit, inclusions, deadlines and possession all shape the strength and risk of the agreement.

1 Choose a supported price

Use comparable sales, current competition, property condition and your own limits. Decide your maximum before negotiations become emotional.

2 Set the important terms

Review the deposit, possession date, included items, seller obligations, offer deadline and any property-specific terms carefully.

3 Protect the decision

Financing, inspection and other conditions can provide time to verify important information. Understand the purpose and deadline of every condition.

4 Respond deliberately

If the seller accepts or counters, review the complete document again. Track changes carefully and confirm that the final agreement reflects your decision.

DURING THE CONDITION PERIOD

- Deliver lender documents and arrange the property appraisal if required.
- Complete the home inspection and obtain specialist advice where appropriate.
- Review title, insurance, condo or other property-specific information as needed.
- Make each condition decision before its deadline and document it properly.

WHEN THE PURCHASE BECOMES FIRM

Once all required conditions are removed or satisfied in writing, the transaction moves into the closing phase.

- Send the final agreement and requested information to your lender and lawyer.
- Confirm the deposit has been handled according to the agreement.
- Arrange property insurance effective when your ownership begins.
- Plan the move, utilities, address changes and funds required for closing.
- Continue following lender instructions until financing is fully completed.

STAGE FOUR: CLOSE

Your Roadmap to Possession Day

Use this checklist to organize the final steps. Your exact requirements will depend on the agreement, financing, property and professional instructions.

AFTER ACCEPTANCE

- [ ] Submit the agreement and documents to the lender
- [ ] Pay the deposit as required by the agreement
- [ ] Book inspections and review required information
- [ ] Track every condition and decision deadline
- [ ] Remove conditions only after the necessary review

BEFORE CLOSING

- [ ] Provide identification and documents to the lawyer
- [ ] Arrange insurance, utilities and moving services
- [ ] Confirm the funds required to complete the purchase
- [ ] Review the lawyer's instructions and adjustments
- [ ] Schedule the final walkthrough as appropriate

POSSESSION DAY

- [ ] Wait for confirmation before collecting keys
- [ ] Check the property against the agreement
- [ ] Photograph meter readings if appropriate
- [ ] Report urgent concerns promptly

AFTER THE MOVE

- [ ] Secure keys, codes and access points
- [ ] Store agreements and closing records safely
- [ ] Create a maintenance and improvement list
- [ ] Update important accounts and addresses

QUESTIONS AND NEXT STEPS

START YOUR HOME SEARCH WITH A CLEAR PLAN.

Build the budget, define the search and understand every step from offer to possession.

BOOK A BUYER CONSULTATION: 639.317.7700 | josef@lywak.ca | lywak.ca