

First Time Home Buyers Program

MOVING

Preparing for Possession

- CHOOSE A REAL ESTATE LAWYER:** Once you have removed all conditions of the sale, you will need to find and meet with a real estate lawyer. You can ask your real estate professional to provide a list of recommended lawyers. Your lawyer will go over the legal documents with you, including the RPR (Real Property Report) and the title. They will also highlight any possible restrictions or caveats registered against the property, discuss closing costs and disbursements, and have you sign the documents to transfer the property's title to you after your lawyer advances the purchase funds to the seller.
 - BRING A PHOTO ID OR TWO:** You'll need to bring photo ID to your meeting with your lawyer. Some lawyers require two pieces of identification. Ask your lawyer specifically what forms of ID they accept.
 - DISCUSS ADDITIONAL CLOSING COSTS:** Beyond your lawyer fees and title insurance costs (if any), you may also have to pay other closing costs, including property tax adjustments. Because of the way property taxes work, you may be required to reimburse the seller some of the property taxes they've paid to their municipality in the current year. Your lawyer can provide you with more information about these costs.
- INFORM YOUR LANDLORD, IF YOU ARE RENTING/LEASING:** At this point, you would have already determined that you are legally able to terminate the agreement. Now is the time to inform your landlord of your departure.

Moving checklist/timeline

8 Weeks Before You Move

- Get cost estimates from different rental truck or moving companies
- Plan a garage sale if you have items in your home you no longer want or need, or consider donating them
- Set aside a file in which to keep documents, receipts, and estimates related to moving

6 Weeks Before You Move

- Pick a rental truck or moving company and set the pick-up and delivery schedules
- If you're moving to a different city, contact your doctor, attorney, and other professionals for referrals and transfers of necessary records
- If you have any school-age children, arrange to transfer school records
- If you have any pets, obtain a copy of veterinary records

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Moving checklist/timeline cont...

4 Weeks Before You Move

- Contact utility companies to schedule disconnection dates
- Contact new utility companies to schedule connection dates at your new home. Check out this website by the Government of Alberta (<https://ucahelps.alberta.ca/>) which provides a list of utility retailers (<https://ucahelps.alberta.ca/retailers.aspx>) and a cost comparison tool (<https://ucahelps.alberta.ca/cost-comparison-tool.aspx>). You have the power to choose between the regulated rate company or a competitive price company to be your electricity and natural gas provider.
- Cancel any subscriptions effective on your move date
- Stop by your local post office to fill up a change of address form so mail can be rerouted to your new home
- Arrange for home insurance to take effect as of possession day or when you move in, whichever is earlier

1 or 2 Weeks Before You Move

- Take your car to a service center for a tune up if you'll be moving over a long distance
- Confirm connection dates with utility companies for your new home
- Visit your bank to transfer or close your chequing or savings accounts, RRSP's. If you have a safety deposit box, empty it out
- Clean out your refrigerator and defrost your freezer

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What to Expect on Possession/Moving Day

Typically, possession occurs – and you’ll get the keys – around noon on possession day. If you included a pre-possession inspection as a term in your Offer to Purchase, your real estate professional will arrange that through the seller’s representative. It may take place the day before possession or the morning of; that’s up to you to negotiate with the seller as part of the offer process.

During a pre-possession inspection you want to ensure the property is in substantially the same condition as it was when you submitted your Offer to Purchase. Attached goods should still be in place, as should any additional inclusions that you had in your Offer to Purchase. Appliances should be in the same working order, too.

In terms of cleanliness, again, you should expect the property to be in similar condition as when you bought it, but there is nothing that requires a seller to clean the property to a certain standard.

Once you’ve taken possession, if you find the property is not in substantially the same condition or if something has been removed and should not have been, you need to call your lawyer as it will become a legal issue between you and the seller. By the time you get the keys, the money has typically transferred to the seller. Your real estate professional can attempt to discuss the matter with the seller’s representative, but if things aren’t fixed to your satisfaction, your only recourse is to speak to your lawyer.

- Stay at home all day to oversee the movers and the moving
- Carry any valuables with you
- Before the movers leave, do a final sweep of your home, making sure nothing has been left behind in drawers, cabinets, closets, or storage spaces
- Close all windows and lock all the doors before you leave

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Who Should You Notify Prior to Moving?

Services & Utilities

- Water
- Gas
- Electricity
- Telephone/cellphone
- Post office
- Cable/internet
- Rental companies
- AMA
- Vehicle registration agency

Health Services

- Doctor
- Dentist
- Optometrist/optician
- Physiotherapist
- Chiropractor
- Massage therapist
- Health insurance
- Veterinarian

Administrative Services

- Bank(s)
- Home owners or building associations
- Credit card companies
- Employer
- Insurance companies

Others

- Friends & family
- Landlord
- Club membership(s) and civic organizations
- Subscriptions (newspaper, magazine, etc.)
- Library
- Schools/colleges