



## **Mortgages designed with Education members' needs in mind**

**Here's a list of our top TIPS to consider when it comes to home buying:**

1. **Do the MATH:** It's important to know exactly what you can afford
2. If you are a first time home buyer – **Do** know all hidden costs you can expect when you purchase your home
3. **Don't fall in love (with the property) at first sight** - it can affect your ability to negotiate and you'll avoid disappointment
4. **Do** make your offer conditional upon a **full home inspection** prior to signing to avoid unexpected major repairs
5. **Do** know how much of a **down payment** you will need:  
conventional (20%) vs high ratio (5%) mortgage
6. **Don't** forget the cost of any renovations your new home may need and budget for your new house expenses

**Have a question about any of our buyers Do's and Don'ts?** Contact one of our knowledgeable Lending Specialists at 1.800.263.9541 or visit [educatorsfinancialgroup.ca/mortgage](http://educatorsfinancialgroup.ca/mortgage) to learn more.

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