

TEG
THE ELEVARE GROUP
TEG
REAL ESTATE TEAM

LET'S FIND
Home



WWW.THEELEVAREGROUP.CA

HOME BUYER QUESTIONNAIRE

This questionnaire is for you to think about what you're looking for in your home.

This will help both of us to be on the same page in terms of what you're looking for.

What area are you looking to buy in?

What do you like about this/those area(s)?

How many bedrooms, bathrooms and preferred square footage? 1 or 2 story?

Do you have children? Pets?

What's your favorite style of home?

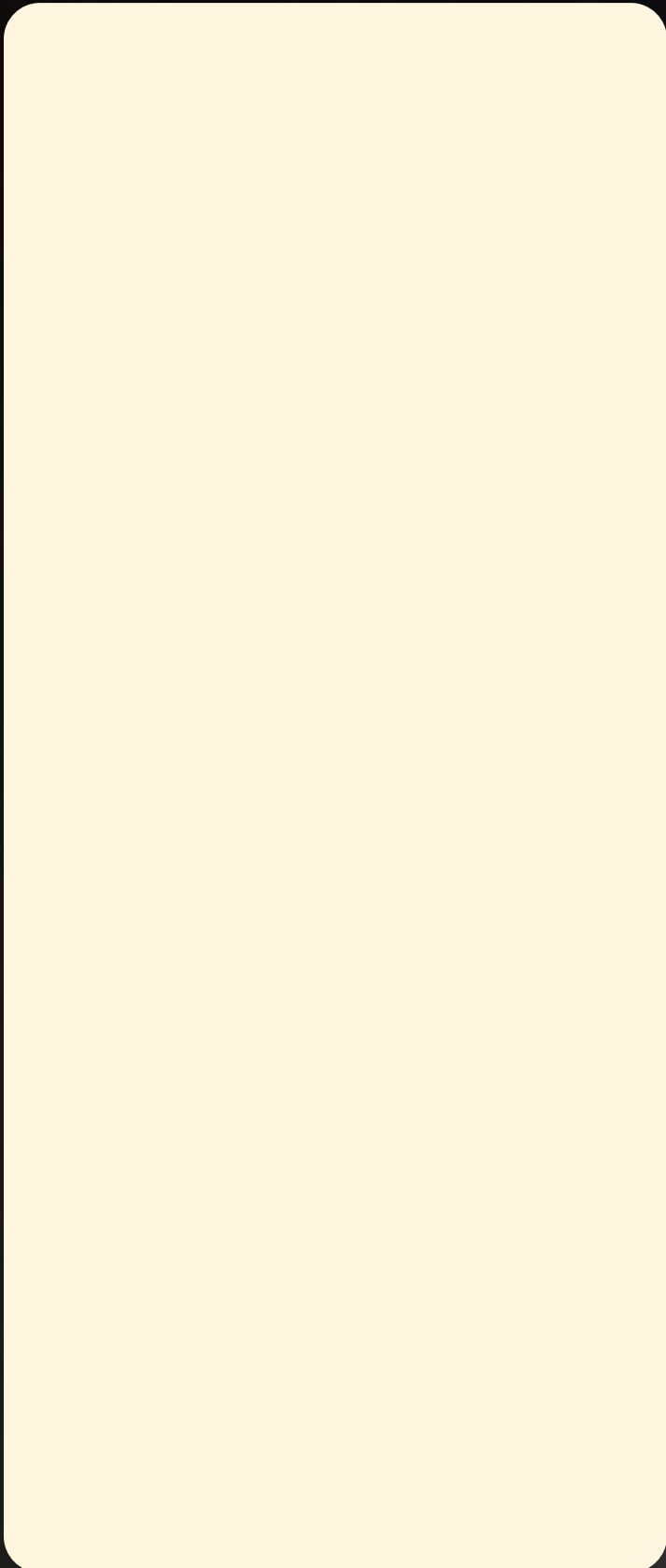
What is the top 5 most important things in your future home?

Anything else we should keep in mind during our search?

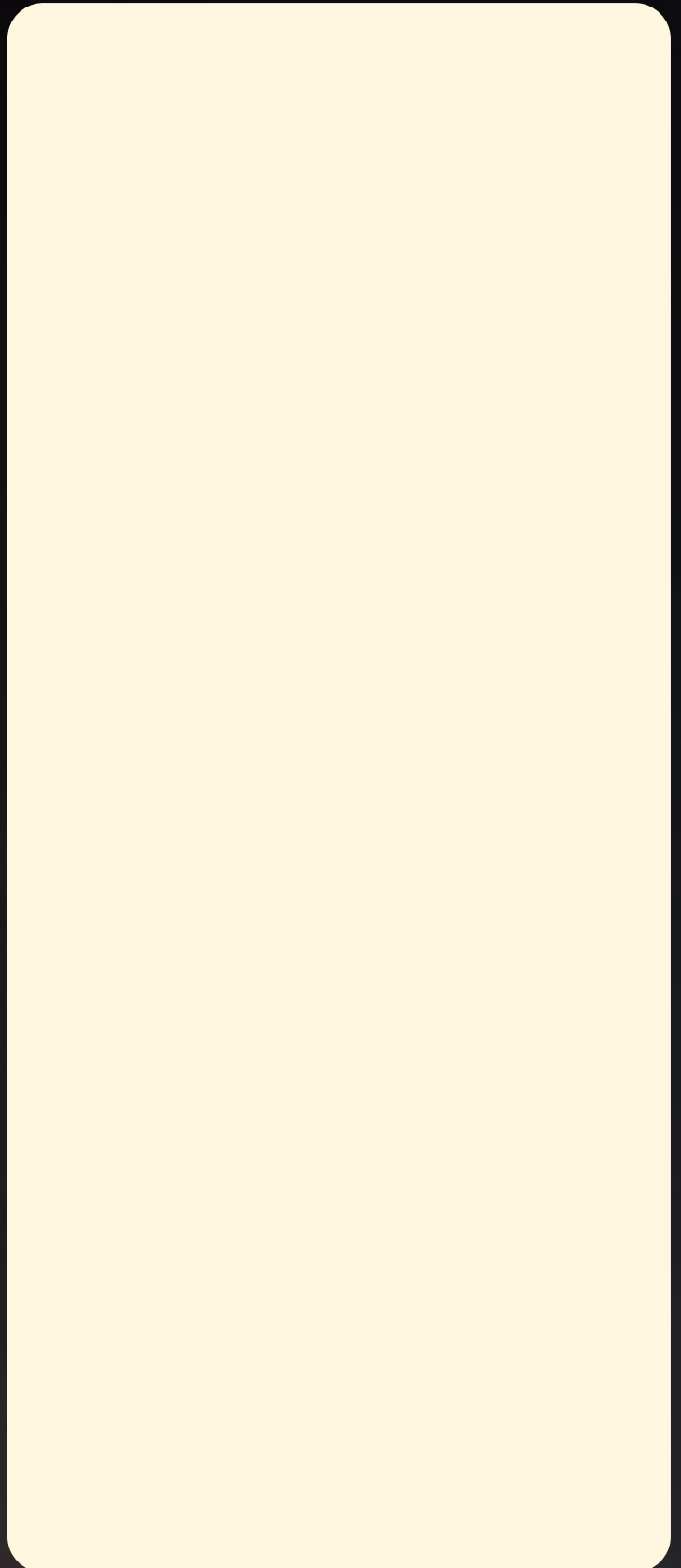
WANTS VS. NEEDS

Write down your needs and your wants in your future home. Needs are the nonnegotiable features; the features you simply must have in your next home. Wants are the ones you'd like to have, but you can add or change down the road.

NEEDS



WANTS



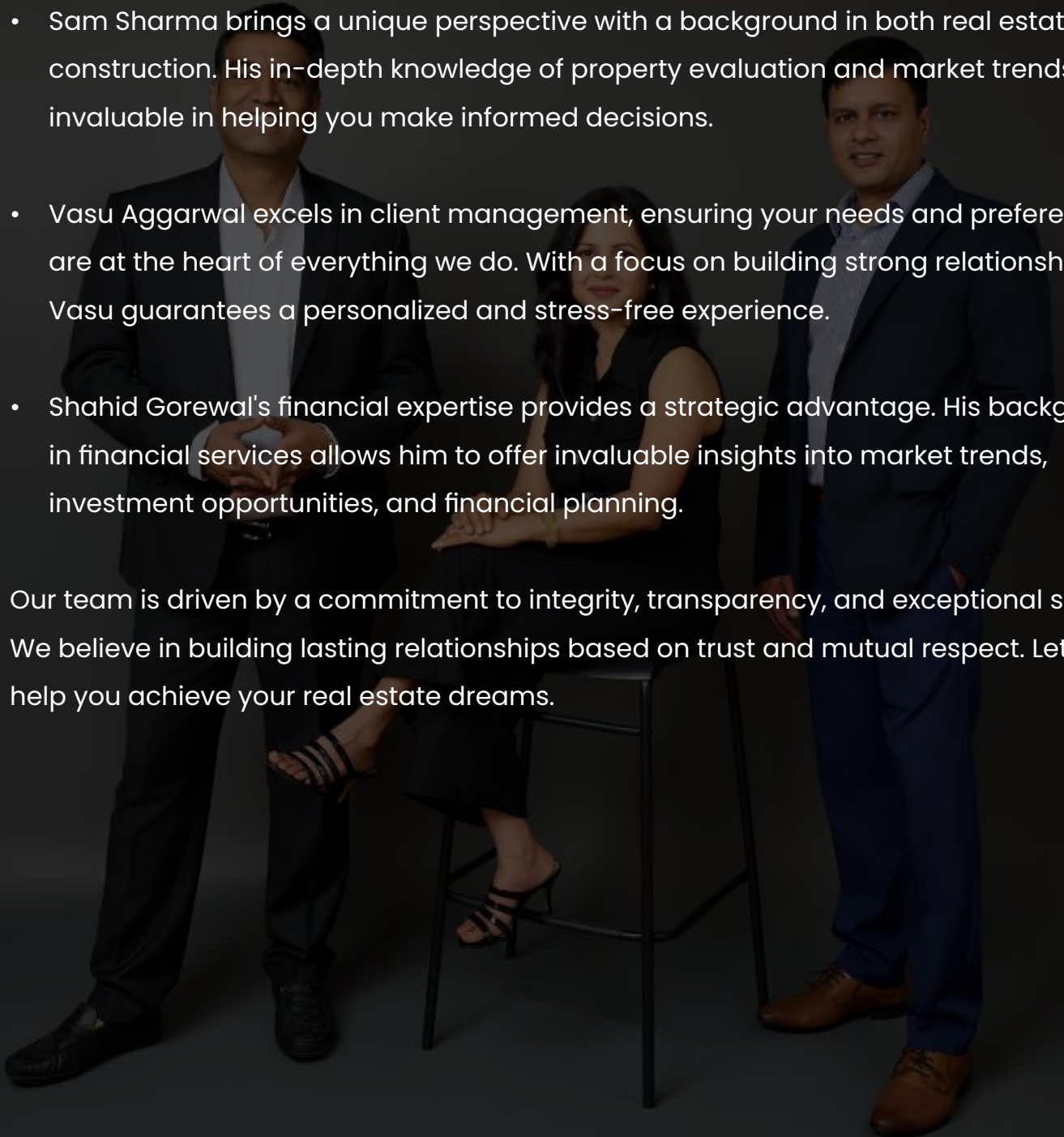
A LITTLE BIT ABOUT US

WE ARE

The Elevare Group is a dynamic real estate team dedicated to elevating your homeownership experience. We are a fusion of expertise and passion, brought together by three seasoned professionals: Sam Sharma, Vasu Aggarwal, and Shahid Gorewal.

- Sam Sharma brings a unique perspective with a background in both real estate and construction. His in-depth knowledge of property evaluation and market trends is invaluable in helping you make informed decisions.
- Vasu Aggarwal excels in client management, ensuring your needs and preferences are at the heart of everything we do. With a focus on building strong relationships, Vasu guarantees a personalized and stress-free experience.
- Shahid Gorewal's financial expertise provides a strategic advantage. His background in financial services allows him to offer invaluable insights into market trends, investment opportunities, and financial planning.

Our team is driven by a commitment to integrity, transparency, and exceptional service. We believe in building lasting relationships based on trust and mutual respect. Let us help you achieve your real estate dreams.



WHY WORK WITH US?

Your Real Estate Journey, Our Priority

At The Elevare Group, we believe in building long-term relationships founded on trust and transparency. When you choose us, you're not just selecting a real estate team; you're gaining dedicated partners committed to your success.

Direct Access, Exceptional Service

- **One Team, One Goal:** From the initial meeting to closing day and beyond, you'll work directly with the experienced trio of Vasu Aggarwal, Shahid Gorewal, and Sam Sharma. No junior agents, just personalized attention.
- **GTA Expertise:** Benefit from our in-depth knowledge of the GTA market. We'll leverage our years of experience to guide you towards making informed and confident decisions.
- **Beyond the Transaction:** Our commitment extends far beyond closing day. Whether you need recommendations for local services, assistance with post-purchase matters, or simply a friendly neighbor, we're here for you.
- **Comprehensive Support:** To streamline your homeownership journey, we've partnered with trusted mortgage brokers, contractors, building inspectors, and lawyers. Enjoy the convenience of a one-stop solution.

Let us transform your real estate aspirations into reality.

My experience with The Elevare Group was fantastic. Sam Sharma, Shahid Gorewal and Vasu Aggarwal were incredibly helpful and knowledgeable throughout the entire home buying process. They listened to my needs, found me the perfect home and were always available to answer my questions. I highly recommend their services.

HARMANVEER SINGH



As first-time buyers in Mississauga, we were overwhelmed. We researched the top real estate agents in Mississauga and found Sam and Shahid. Their knowledge of condo listings in Mississauga was unparalleled. They patiently guided us through every step, from pre-approval to closing, ensuring we found the perfect condo in a vibrant neighborhood. We're so grateful for their expertise and highly recommend them!

ASHIMA ABDUL

FREQUENTLY ASKED QUESTIONS

MORTGAGE

How do I know if it's time to buy instead of rent?

If you know where you want to live, have a steady and secure income and are ready for the responsibilities of homeownership, then it's a great time to invest in property.

How much do I need to save up for a down payment?

In Canada, the minimum down payment is 5% for homes up to \$500,000. For homes between \$500,000 and \$999,999, it's 5% on the first \$500,000 and 10% on the remainder. For homes \$1 million and over, the minimum down payment is 20%.

How do I know if I qualify for a loan and how much I can afford?

Contact a mortgage broker to get pre-approval for a loan. The lender will ask you some basic questions about your income and debts and can tell you what amount you can be approved for and how much your mortgage payments will be. Ask us for our lender recommendations!

What does the lender need from me to give me a loan?

Usually, you are asked to provide your last two tax returns to show proof of income. You should also provide recent bank and credit card statements and proof of your current pay rate. You will also be asked for your Social Insurance Number (SIN) so they can run a credit check.

What's the difference between pre-approved and pre-qualified?

While often used interchangeably, these terms don't mean the same thing. Pre qualification is an estimate of what you may be approved for based only on the verbal information you provide. Pre-approval means the lender has verified your income and debt information and run a credit check.

How do I know which mortgage option is right for me?

Your mortgage broker is the best person to advise you on this question. Their products and qualifications change from time to time, so they would know best what products are available to meet your needs.

FREQUENTLY ASKED QUESTIONS

THE SEARCH

What should I do when I see a house online that I like?

Call your buyer's agent: the agent you are working with to find your home. It's best that you work with one real estate agent throughout your search because that person learns what you like and dislike and will invest a lot of time vetting properties for you. That person also represents your best interests only. When you call the agent advertising the home, you are dealing with the seller's agent, so, while they can assist you, they are also trying to get the best price for the seller.

Can you show me a house if it's not your listing?

Absolutely. As a buyer's agent, we can show you any house listed in our MLS system and we will contact FSBO sellers on your behalf. As mentioned above, working with us as your buyer's agent ensures that your interests are protected.

How do we write an offer?

When you find the property you want to make an offer on, we will run a Comparative Market Analysis (CMA) to help you determine a fair offer amount. I will also guide you through the additional terms of the contract, such as the escrow amount, closing date and any additional terms you want to be added to the offer. We will write the offer on a contract form and submit it to the seller's agent.

What happens if there are other offers on the house I love?

If a seller receives multiple offers on their home, usually their agent will inform the buyers that multiple offers have been received and the buyers have another opportunity to alter their original offer to present their "highest and best" offer. Keep in mind that many factors may influence the seller in addition to the offer price, such as the down payment amount, closing date and inspection terms.

What happens when my offer gets accepted?

Once both parties have agreed on all terms and signed the contract, your escrow deposit must be made and you should schedule the home inspection. Your lender will receive a copy of the contract and will begin processing your mortgage application.

FREQUENTLY ASKED QUESTIONS

UNDER CONTRACT

What does "under contract" mean?

Under contract means that all parties have agreed on terms, have signed the contract and the signed contract has been delivered to both buyer and seller. Payment of the escrow deposit is expected but is not a requirement to make a binding contract.

What is escrow?

The escrow money, escrow deposit, or good faith deposit is money that is offered with an offer, or as soon as an offer is accepted, to show the seller that you are serious about moving forward with the purchase of the home. Because you forfeit this deposit if you back out of the purchase for any reason not allowed for in the contract, the larger the escrow deposit, the more seriously your offer is taken.

Do I need an inspection?

We always recommend that you have a home inspection done. In the scheme of things, paying a few hundred dollars to have peace of mind that there are no hidden dangers or problems is well worth the money.

How much are inspections?

The cost of the home inspection depends on the size of the house and additional inspections requested, such as swimming pool, septic tank, termites, insurance four-point Home insurance, which typically covers the structure, contents and liability

When can I start moving?

When you have the keys! When you are financing your purchase, it takes four to six weeks for your loan to be processed. Once the lender gives the all-clear, closing is scheduled. You will sign your loan documents and both parties will sign documents transferring ownership to you. Unless other arrangements have been agreed upon by both parties, the sellers should have completely vacated the home when they sign the closing papers. You can have your belongings ready to move and a moving company scheduled before you go to closing. At closing, you will receive the documentation you need to provide utility providers with proof of your new residence.

VOCAB TO KNOW

Active

The property is actively for sale and on the market. The sellers may have received offers but have not accepted any yet.

Adjustable-rate mortgage (ARM)

After an introductory period that could be 3, 5, 7 or 10 years, the interest rate on an adjustable-rate mortgage will be adjusted by the lender in accordance with current interest rates.

Back on market

This property was under contract with another buyer and their contract fell through, so it is Active again.

CMA

Comparative market analysis or competitive market analysis. A CMA compares the sales price of similar properties in the area to help determine the price of a property.

Closing costs

The fees that the buyer and seller will owe associated with the home-buying process, such as the real estate brokerage commission and title insurance. Most are paid by the buyer, but the seller pays for some.

Down payment

The sum in cash that you can afford to pay at the time of purchase. A conventional loan down payment is usually 20% of the sales price, but other types of financing require as little as 3.5% to 15%. A mortgage broker can tell you what types of loans you qualify for.

Expired

A listing has expired and is no longer active, usually because it didn't sell in the amount of time agreed upon by the listing agent and the owner of the home. If you see an Expired listing, the owner may still be interested in selling.

Fixed-rate mortgage

This mortgage's interest rate will never change, even if the term of the loan is 30 years.

FSBO

For Sale by Owner. Often pronounced "fisbo" The owner of the home has it listed without an agent representation. A Buyer's agent can usually still show the home, as many FSBOs will agree to work with agents representing a buyer.

Listing

The word "listing" is typically used to refer to the for-sale home itself, although it technically means the agreement between the broker and the owner of the home to market and sell the property.

VOCAB TO KNOW

MLS

The Multiple Listing Service. The MLS is the organization real estate brokers use to search for and list properties. They collect, compile and distribute all information about homes listed for sale. Membership isn't open to the general public, although selected MLS data may be sold to real estate listing websites.

Pending

The property owner has accepted an offer and are is under contract with a buyer. Their agreement may be contingent upon a variety of contingencies: inspections, appraisal, financing and more. The home is not sold just yet.

Principal

After you make a down payment, the rest of the money you owe on your home is called the principal. This is what you will be paying monthly and paying interest on.

Temporarily off the market (TOM)

The owner has decided to take the listing off the market for an undetermined amount of time. Typically this is because work is being done, or the home is unavailable for showings at the time. It will most likely be back on the market soon.

Title insurance

An insurance policy that protects a mortgage broker's or owner's interest in real property from assorted types of fraudulent claims of ownership. This is typically paid for by the buyer.

Withdrawn

The listing has been withdrawn from the market. This could be for various reasons: The owners may have decided they do not want to sell anymore, or maybe they didn't like the offers they received. If you love the listing, we can still reach out and try.

THE PROCESS AT A GLANCE

1 CALL US

2 GET PRE-APPROVED

3 START SEARCH

4 MAKE AN OFFER & GO UNDER CONTRACT

5 INSPECTIONS, LOAN PROCESSING & APPRAISAL

6 CLOSING DAY!

“ We are always available to help! Shoot us a text or give a call for the quickest response. Helping our clients feel comfortable & informed while purchasing a home is what we do.”



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