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SHOWCASE OF HOMES
STONE ROAD MALL
Stone Road W., Guelph, ON

What happens in the Sale Transaction:

- Have your agent mail and fax the **Agreement of Purchase and Sale** and all related purchase documents as soon as possible
- Deliver to our office the following if it is available to you:
 - your **deed** and lawyer's report from the time you purchased your home
 - a **survey** of your property showing the building location
 - copies of any mortgages on your property
 - any current tax bills or notices
- Inform our office as to how your **home is heated** (ie. gas, oil, electric)
- Notify the **local utilities** about your move and to have the meters read on or near the closing date. Also inform them of your new address to receive your final bill. You are responsible for all final utility bills.
 - Hydro & Water 822-3010
 - Gas utility (800) 265-6110
 - Bell Canada 310-2355
 - Rogers Cable 823-4570
- Contact your **insurance broker** about the sale but retain coverage up until closing.
- We will meet during the **week prior to the closing date** to review the transaction and sign the necessary documentation including the deed. Please remember to bring a set of your **house keys** to that meeting so that we may provide the keys to the purchasers' solicitor on the closing date. **Ample free parking**
- On closing we will arrange to make all **payouts** including your mortgage and the real estate commission.
- After closing you will be provided with a complete account for the services rendered by our office on your behalf along with a Trust Statement showing you how funds were received and disbursed on your behalf. A **final report** will be sent to you 4 to 5 weeks after the close of the transaction.
- Call our office at any time should you have any questions or require additional information.

We thank you for providing us with the opportunity to be of service to you.



Demand the Best