



## ***Legal Sherpa* Process for House Purchase from a Builder**

### **Assuring You Get What You Bargained For**

1. You send your Agreement of Purchase and Sale to your *Legal Sherpa* team.
2. You receive a letter and checklist from your *Legal Sherpa* team outlining the work your *Legal Sherpa* team will do for you, preliminary financial information, decisions to make and steps to take in order to have as stress-free and trouble-free closing as possible.
3. You provide your *Legal Sherpa* team with the requested information.
4. Your *Legal Sherpa* team searches title to and investigates the property and its ownership to ensure you get what you bargained for.
5. Your *Legal Sherpa* team works with your mortgagee(s) to satisfy all the mortgagee's conditions.
6. Your *Legal Sherpa* team arranges title insurance for you and your mortgagee(s).
7. You arrange for property insurance for your new home.
8. Your *Legal Sherpa* team works with the Seller's lawyers to prepare for a smooth closing.
9. Your builder contacts you for your Pre-Delivery Inspection (or "PDI").
10. You attend your PDI (and you can take someone knowledgeable to help you) and note all the defects and deficiencies before you sign off with the builder. The builder gives you your Tarion Warranty certificate (unless the house is part of a conversion/renovation project).
11. Your *Legal Sherpa* team advises you of the funds needed to close the transaction and you arrange for them to be wired to the *Legal Sherpa* Trust Account, as directed.
12. You come to our Base Camp for a Signing Meeting where you review, so as to understand, the closing documentation and financial arrangements.
13. Your *Legal Sherpa* team closes the transaction and arranges for you to get the keys.  
**Congratulations! You have reached your goal!**
14. Your *Legal Sherpa* team reports on your accomplishment as an Explorer in the Himalayas of Law.