

**Legal Sherpa Process for Condo Purchase (Resale market)**

**Assuring You Get What You Bargained For**

1. You send your Agreement of Purchase and Sale to your *Legal Sherpa* team.
2. Your agent arranges for your *Legal Sherpa* team to view the Status Certificate. (Please note that the Status Certificate contains legal information and a lot of financial information. Your *Legal Sherpa* team is not qualified to opine on the financial information.)
3. You and your agent deal with Waivers to your Agreement of Purchase and Sale.
4. You receive a letter and checklist from your *Legal Sherpa* team outlining the work your *Legal Sherpa* team will do on your behalf, preliminary financial information, decisions to make and steps to take in order to have as stress-free and trouble-free closing as possible.
5. You provide your *Legal Sherpa* team with the requested information.
6. Your *Legal Sherpa* team searches title to and investigates about the residential unit and any locker or parking units and their ownerships to ensure you get what you bargained for.
7. Your *Legal Sherpa* team works with your mortgagee(s) to satisfy all of the mortgagee's conditions before funds are needed.
8. Your *Legal Sherpa* team arranges title insurance for you and your mortgagee(s).
9. Your *Legal Sherpa* team works with the Seller's lawyers to prepare for a smooth closing.
10. 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.
11. You come to our Base Camp for a Signing Meeting to review, so as to understand, the closing documentation and financial arrangements.
12. Your *Legal Sherpa* team closes the transaction and you get the keys.  
**Congratulations! You have reached your goal!**
13. Your *Legal Sherpa* team reports on your accomplishment as an Explorer in the Himalayas of Law.