RE/MAX Vision Realty

LOCAL KNOWLEDGE. A PLACE TO CALL HOME.

Homebuyer's Guide

Your next chapter starts here.



DRAYTON VALLEY • BRAZEAU COUNTY • SURROUNDING COMMUNITIES

780-542-4040 | draytonvalleyhomes.com

Local people. Local insight.

A practical guide to buying a home in Drayton Valley, Brazeau County and the communities around us.

A home should fit the way you live.

Whether you are buying your first home, making room for family or looking for an acreage, your search begins with what matters to you. At REMAX Vision Realty, we believe you should feel comfortable asking questions and understand each step before you take it.

Your team at REMAX Vision Realty

Our brokerage is owned by Rachelle and John Dempster. Rachelle leads the office as Broker/Owner, supporting our agents as they help buyers navigate their home purchase. We bring a community connection and a collaborative approach to your search.

Start with a conversation

Tell us your timeline, your budget and your priorities. We will help you build a search, arrange showings, assess comparable sales, prepare an offer and coordinate the next steps with your lender, inspector and lawyer.

Your road to the keys

03	Plan your budget and financing
04-05	Define your search and compare homes
06-07	Make an offer and complete your checks
08	Explore acreages, condos and new homes
09-10	Prepare for closing and moving day
11-12	Know the terms and connect with us

> **Before we begin**
>
> Ask us to explain the Consumer Relationships Guide and your written service agreement, including representation, services, fees and the agreement term. [1]

Build a comfortable budget

Choose a payment that leaves room for everyday life, home maintenance and the unexpected.

Preapproval is a starting point

Meet with a lender or mortgage broker before you shop. Prepare income records, debt details and proof of your down payment. Ask about the rate, mortgage term, amortization, payment options and penalties. Preapproval is not a final loan commitment; the lender must also approve the property. [2]

Minimum down payment at a glance [3]

Purchase price	Minimum down payment
$500,000 or less	5% of the purchase price
Over $500,000 and under $1.5 million	5% of the first $500,000, plus 10% above it
$1.5 million or more	20% of the purchase price

For eligible purchases. A lender may require more. Mortgage default insurance is typically required below 20% down and protects the lender. Confirm your requirements directly. [3, 4]

Plan for more than the down payment

Set aside funds for legal fees and disbursements, registration charges, inspections, an appraisal if needed, tax adjustments, insurance, moving and immediate repairs. Ask your lawyer and lender for estimates for your purchase.

My comfortable monthly housing budget: $ _____

Cash available for down payment and closing: $ _____

Keep your financing on track

Before taking on new debt, changing jobs or moving down payment funds, check with your lender. Ask about any eligible homebuyer savings programs or rebates.

Find your fit

Complete this page with your agent before you start booking showings.

Preferred communities or neighbourhoods

Target price range and ideal possession date

Must-haves: the three things I cannot compromise on

Nice-to-haves: features I would enjoy

Deal-breakers: features or locations that will not work

Think beyond the front door

Consider the commute in winter, school and childcare needs, parking for work vehicles, room for pets, accessibility, internet service and how much upkeep you want. For an acreage, add water, septic, access and outbuildings to the conversation.

MY TOP THREE PRIORITIES

1.
2.
3.

Search current listings at draytonvalleyhomes.com. Share favourites with your agent so we can refine the search together.

Look beyond the finishes

Use the same questions at each showing so your comparisons stay focused.

- [ ] Does the layout work for daily life, storage, work and guests?
- [ ] What do you notice about the roof, exterior, grading and drainage?
- [ ] Are there signs of moisture, repairs or uneven floors to ask about?
- [ ] What is known about the age and upkeep of heating, plumbing and electrical systems?
- [ ] Which appliances and other items would you want included in the offer?
- [ ] Do parking, road access, outdoor space and nearby uses suit you?

Ask first. Verify next.

A showing helps you decide whether to investigate further. It does not replace an inspection, permit search or specialist review. Ask your agent which details need independent confirmation before you commit.

Showing notes

Property address

Best features

Questions or concerns

Likely projects

Overall fit / 10

Compare value with your agent

A list price is one part of the picture. Review recent comparable sales, property condition and the features that matter to your plans.

Put the details in writing

An offer is more than a price. The terms should reflect your finances, timing and property checks.

Before you sign

Review the purchase price, deposit amount and due date, possession date and time, included goods, exclusions, conditions and any special terms. Ask how applicable taxes are addressed. Make sure every promise you are relying on is properly documented.

Conditions to discuss with your agent [5]

Financing

Allow time for your lender to approve both you and the specific property.

Property inspection

Choose an appropriate inspection and any specialist checks you need.

Document review

Consider lawyer review of title, relevant registrations or condominium documents.

Sale of your current home

If required, discuss how this condition and any time clause would work.

> **A deadline matters**
>
> Your signed contract sets the requirements for giving notice and satisfying or waiving conditions. Track the exact date and time with your agent. A condition-free offer can create serious financial and legal risk. [5]

Deposit and down payment: Your deposit is paid according to the contract and credited toward the purchase price on completion. It forms part of your purchase funds; it is not an extra fee. Deposit release depends on the contract and circumstances.

Know what you are buying

Use your condition period to investigate the home and resolve questions before the deadline.

Property condition

Book a licensed home inspector and attend if possible. Read the report and ask what needs a specialist, what is urgent and what to budget for. An inspection has a defined scope and limitations. Any changes requested from the seller must be agreed to in writing. [6]

Title and registered interests

Have your lawyer assess title and relevant registrations. Ask how caveats, easements, restrictive covenants, rights of way or other interests could affect ownership and your intended use. Clarify what will remain on title after closing.

Real Property Report and compliance

An RPR is prepared by an Alberta Land Surveyor and shows boundaries and improvements. Check whether it reflects the property as it stands and review municipal compliance with your lawyer. Your contract determines the seller's obligations. Ask about any proposed title insurance and its coverage limits. [7]

Your plans for the property

If you want a suite, a home business, an addition or different land use, confirm the requirements with the municipality. Existing use, a listing description or a seller's statement alone does not confirm approval for your plans.

Before removing conditions

- [ ] Lender has confirmed the required financing approval.
- [ ] Reports and documents have been reviewed; questions are resolved.
- [ ] Any changes are signed, and notice requirements are understood.

Different homes. Different checks.

Tell your agent how you plan to use the property so your investigations can match your needs.

Acreages and rural properties

- [ ] Water: ask about the source, records, quality testing and available supply.
- [ ] Septic: obtain records and discuss an assessment by a qualified professional.
- [ ] Access: verify legal access, driveway arrangements and road maintenance.
- [ ] Land: investigate boundaries, drainage, permitted uses and outbuilding approvals.
- [ ] Services: confirm heating fuel, power, internet and insurance availability.

For farm or mixed-use land, obtain accounting and legal advice on GST before agreeing to price and tax terms. Arrange property-specific conditions with your agent.

Condominiums

Ask for an appropriate document review condition. Discuss bylaws, fees, financial statements, reserve fund information, insurance, meeting minutes and special assessments with a qualified reviewer. Confirm pet, parking, rental and renovation rules that could affect you.

New homes

Confirm builder and warranty information, what is included, the completion timeline and any outstanding work. Document deficiencies and completion arrangements in writing. Your lawyer can help review the agreement and warranty questions. [6]

> **Build the right professional team**
>
> Depending on the property, your team may include a mortgage professional, lawyer, inspector, well or septic specialist, surveyor, accountant and insurance provider. Ask who can verify each outstanding question.

From firm sale to possession

Keep your lender, lawyer and agent informed so each person can complete their part on time.

Confirm your financing

Finish your lender's outstanding requirements. Confirm the final mortgage terms and when funds will be available.

Work with your lawyer

Provide identification and requested documents promptly. Review how title matters, registration, adjustments and closing funds will be handled.

Arrange insurance

Confirm coverage and the effective date your lender and lawyer require. Disclose features such as a wood stove, older wiring, a well or outbuildings.

Organize your money

Ask your lawyer for the amount, payment method and deadline for closing funds. Independently verify payment instructions using a trusted phone number.

Plan utilities and access

Arrange electricity, gas, water, waste services and internet as applicable. Confirm the contractual possession time and how keys will be released.

> **Leave room for the timing**
>
> Key release depends on the contract and confirmation that possession can be granted. Coordinate your moving plans with your agent, and allow flexibility for closing delays.

Your moving-day checklist

Keep this page handy as your possession date approaches.

Before possession

- ☐ Book movers or a truck and confirm building access if needed.
- ☐ Arrange utility accounts and insurance for the required dates.
- ☐ Update your mailing address and arrange mail forwarding.
- ☐ Pack essentials, medication, chargers and important documents separately.
- ☐ Confirm closing funds and signing appointments with your lawyer.

When possession is authorized

- ☐ Collect keys, remotes and access information through your agent.
- ☐ Complete any walkthrough provided for in your contract.
- ☐ Document unexpected concerns promptly and contact your agent.
- ☐ Locate water shutoffs, electrical panels and equipment instructions.
- ☐ Plan new lock or access codes and check safety equipment.

Keep your contacts together

My agent / phone _____

My lawyer / phone _____

My lender / phone _____

Possession date and time _____

Terms you will hear

Ask your agent, lender or lawyer whenever a term or document is unclear.

Amortization	The planned length of time to repay a mortgage through scheduled payments.
Mortgage term	The period your mortgage agreement and its terms are in effect. It may be shorter than the amortization.
Fixed or variable rate	A fixed interest rate stays the same during its term. A variable interest rate can change; ask how changes affect payments.
Deposit	Money paid under the purchase contract and credited toward the purchase price when the transaction completes.
Down payment	The portion of the purchase price you fund apart from your mortgage.
Conditions	Contract provisions that set specific requirements, deadlines and notice procedures before a purchase becomes firm.
Possession	The contractual date and time when you are entitled to take possession, subject to the contract's requirements.
Adjustments	Amounts allocated between buyer and seller at closing, such as property taxes, according to the contract.
Real Property Report (RPR)	A survey document showing property boundaries and the location of improvements. [7]
Title insurance	Insurance for specified title-related risks. Coverage, exclusions and the insured party depend on the policy. [7]

Your next chapter starts here.

A first conversation can turn a long list of questions into a clear next step.

RE/MAX Vision Realty

Visit us in Drayton Valley

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Helpful resources

[1] RECA | Buying a Home

[2] FCAC | Mortgage Preapproval

[3] FCAC | Down Payments

[4] CMHC | Mortgage Loan Insurance

[5] RECA | Condition-Free Offers

[6] Alberta | Purchasing a New Home

[7] RECA | Property Considerations

Resource titles above are clickable in the digital guide. Information checked November 2026. This guide provides general information; your signed agreements and advice from your lender, lawyer and other qualified professionals apply to your purchase.

Prepared for REMAX Vision Realty, inspired by the supplied REMAX Canada Homebuyer's Guide. Each Office Independently Owned and Operated.