



YOUR
GUIDE
TO CONDO COSTS

WHEN PURCHASING YOUR FIRST
EDMONTON HOME

STRONG \ \ SOLID \ \ SECURE \ \ CARRINGTON.CA

There's nothing more exciting than purchasing your very own condo! With Edmonton currently in a buyer's market, it's time to take your next big life step.

Carrington Communities is here to make sure you're prepared with your first-time home buyer's bundle. This section is going to specifically focus on all of the associated costs you may not expect when purchasing your first home, so you have an idea of how much you really should have put away.



Lender Application Fees

Lender application fees are one of the first expenses you will come across in your home buying journey. This is a one-time fee a bank or financial institution will charge you to process your mortgage application for approval, and also to fund your loan.

This can become quite costly if you are a first-time home buyer where every nickel counts. It's usually more strategic to reach out to a mortgage solutions specialist to process your mortgage application and compare it to each lender product out there. [Ownest Financial](#) is a great example of this, as they run your application against 124 lenders and over 22,000 mortgage products. This way, you can start to compare mortgage options and take a look at lender fees.



Click on the image above to watch the Ownest video.



[e]lements

BY CA

Condo Fees

Buying a condo is great if you're looking for a maintenance free lifestyle...no shoveling the sidewalk in the winter or keeping your thirteenth pet plant alive in the summer!

However, one of the most obvious homeowner costs is the condo fee. Each condominium complex has a condo association which oversees building maintenance, insurance and some utilities, paid for by buyer condo fees. Carrington condos have fees which can cost approximately \$0.35 per square foot in our [Elements condos](#).

Closing Costs

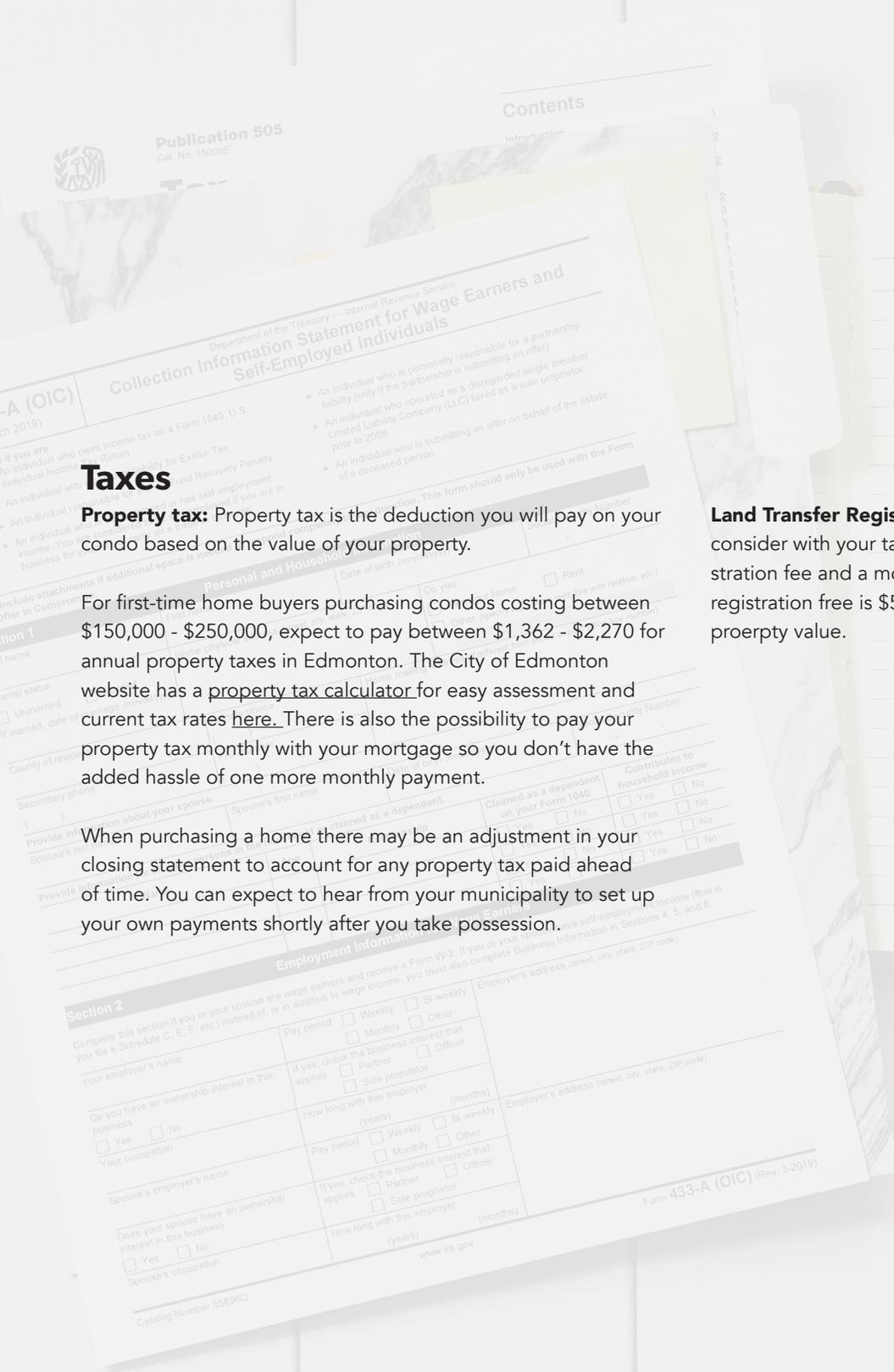
Where we really get into the nitty gritty is with closing costs. These are the one off fees that can make a big dent in your finances at the start. [Home buyers should set aside approximately between 1.5% - 4% of the purchase price of their new condo for closing costs in Edmonton.](#)

Realtor fees: You may think you have to pay realtor fees if you are having someone help you with your home buying journey. Luckily, you do not have to pay realtor fees as they come with the closing costs associated with the seller.

Attorney fees: Attorney fees can vary for Edmontonians depending on who you go with, but attorney fees include registering the mortgage, completing the tax certificate, and a title search on your property should you choose to get one. Carrington Communities can also refer you to attorney Jim Cambell for specialty rates.

Other out of pocket costs and closing costs could include moving expenses, property appraisals, and adjustment costs, among others. We suggest visiting one of our sales associates to walk you through closing costs if you are looking to purchase a Carrington Communities condo.

You can have piece of mind knowing that Carrington Communities condos include [aftercare](#), so you don't need to put money aside for any initial repairs.



Taxes

Property tax: Property tax is the deduction you will pay on your condo based on the value of your property.

For first-time home buyers purchasing condos costing between \$150,000 - \$250,000, expect to pay between \$1,362 - \$2,270 for annual property taxes in Edmonton. The City of Edmonton website has a [property tax calculator](#) for easy assessment and current tax rates [here](#). There is also the possibility to pay your property tax monthly with your mortgage so you don't have the added hassle of one more monthly payment.

When purchasing a home there may be an adjustment in your closing statement to account for any property tax paid ahead of time. You can expect to hear from your municipality to set up your own payments shortly after you take possession.

Land Transfer Registration Fee: There are [two fees](#) to consider with your taxes. This includes a land transfer registration fee and a mortgage registration fee. The property registration free is \$50.00 plus \$1.00 for every \$5,000 of proerty value.

Insurance

Your condo is your home, and it's important that it's protected. Building insurance is important as it covers the costs of damage to the building. Your condo fees contribute to the cost of building insurance, but you will still need to purchase a Condo Homeowner Policy. Basic insurance is limited in what it covers (and it varies from broker to broker) but most insurance policies can come with add-ons for personal property, living expenses, legal liability, and other perils.

Luckily, condo insurance is typically lower than other forms of [housing sitting on average of \\$26 per month](#). Comparing policies is important when finding the right coverage for you and your home. Start your [search online](#) and even look into bundling your policy with your car insurance if you drive.





Moving Costs

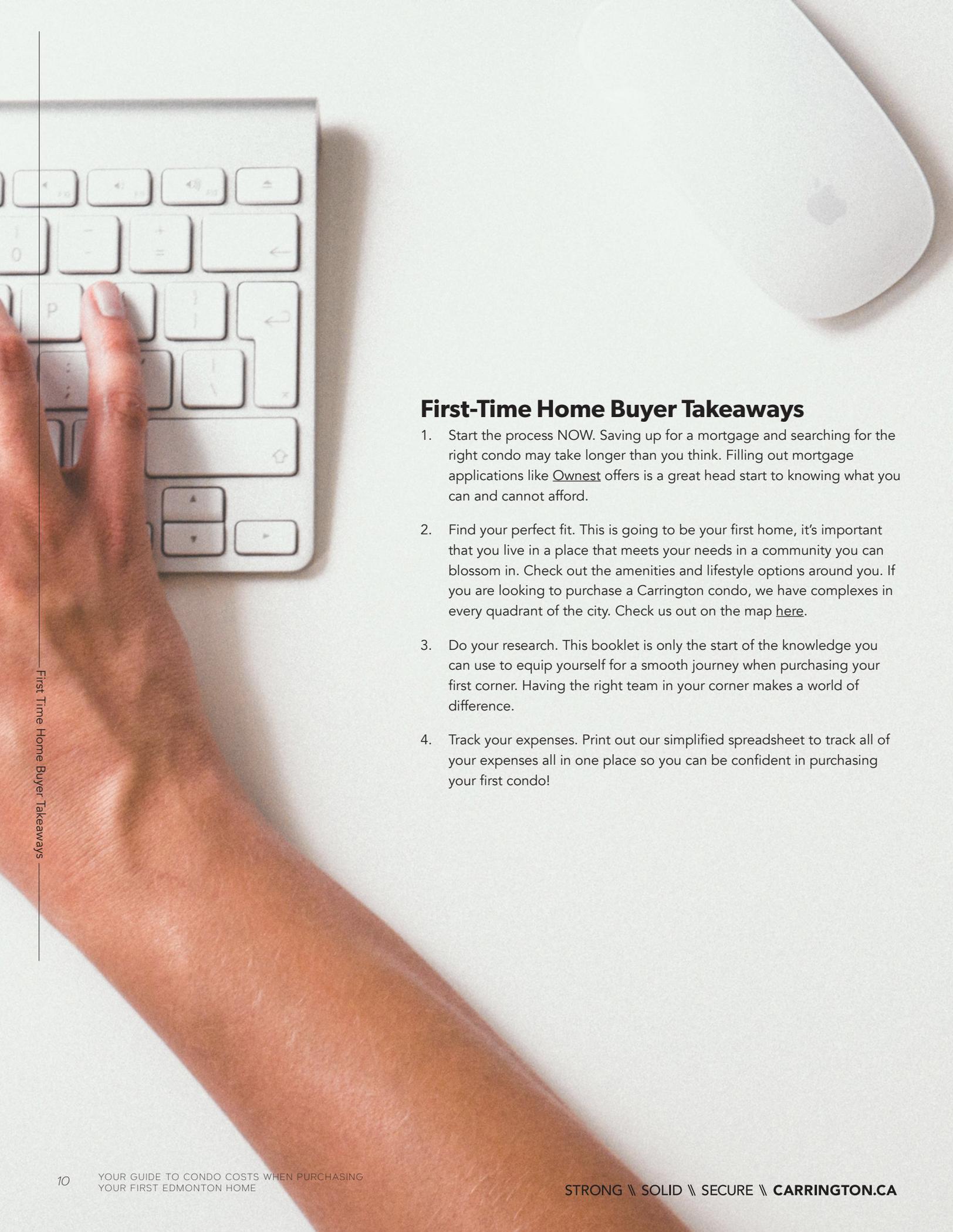
You're all ready to get out of your rental and into your first home, but the move can be pretty tough. If you are looking to truly make your first condo your home, you'll want to decorate and order new items to personalize your space. It's great to pre-order décor your missing so it comes as soon as you move in and schedule movers to make moving day stress free. Companies like [Move Coordinators](#) offer Edmonton services at competitive rates and even give helpful resources like a moving checklist, you can even use the cost of movers as a tax write-off (just make sure you keep your receipt).

Utilities

Although you've probably had to pay for your internet and cable, you may have not had other monthly costs while you were renting. To touch on utilities briefly, home owning comes with many more utility costs. This includes electric and gas, water and sewage, technology such as internet, trash and recycling, and even admin fees. Each condo association will incorporate some or all of these expenses into your condo fees, but it will all vary from association to association. Make sure to check with the condo association to get an idea of how much utility rates are and what utility companies the condo building is with.

*Receive free Telus phone, internet, and TV (with a 2-Year contract) at Carrington Communities condos.





First-Time Home Buyer Takeaways

1. Start the process NOW. Saving up for a mortgage and searching for the right condo may take longer than you think. Filling out mortgage applications like [Ownest](#) offers is a great head start to knowing what you can and cannot afford.
2. Find your perfect fit. This is going to be your first home, it's important that you live in a place that meets your needs in a community you can blossom in. Check out the amenities and lifestyle options around you. If you are looking to purchase a Carrington condo, we have complexes in every quadrant of the city. Check us out on the map [here](#).
3. Do your research. This booklet is only the start of the knowledge you can use to equip yourself for a smooth journey when purchasing your first corner. Having the right team in your corner makes a world of difference.
4. Track your expenses. Print out our simplified spreadsheet to track all of your expenses all in one place so you can be confident in purchasing your first condo!

Simplified Condo Home Buying Expense Sheet

EXPENSE	APPLICABLE	VENDOR CHOICE	ONE TIME COST	COST PER MONTH	ANNUAL COST	NOTES
Lender Application Fees						
Condo Fees						
Closing Costs						
Attorney Fees*						
Inspection						
Moving Costs						
Other						
Taxes						
Property Tax*						
CMHC Mortgage Tax						
Land Transfer Registration Fee*						
Insurance						
Electric						
Gas						
Water						
Sewage						
Technology						
Trash & Recycling						

These fees will be included in closing costs which is not an out of pocket expense.