

Step 9

Closing your Home

This is the day you will receive the keys to your new home.

There are documents to be signed and processes that need to be followed to make this day a success. We have included a short guideline that will help make this transition as smooth as possible.

Closing Documents

By closing day, your lawyer will have the documents necessary to convey your new home to you and to close the mortgage documents from your lender. The final sale price from ERCO Homes and a statement from your lawyer will be prepared showing you the total amount owing.

The Final Sales Price

The final cost figure owed to ERCO HOMES is available near closing from ERCO HOMES. However, until the day of closing the final figures can still change. If this happens, you, your agent, and your lawyer will be given as much notice as possible. As well, keep in mind there are other closing costs associated with closing your home that will be required. The details on these will be available from your lawyer and/or your agent i.e. Legal fees, title transfer cost, mortgage application fees, etc.

Preparation

In preparation for closing and moving into your new home please keep in mind the following items have to be set up:

- 1.** Homeowners insurance. This process should be started prior to closing.
- 2.** Power will have to be set up in your name. ERCO HOMES will notify them the day of closing and you will be responsible for power from that day forward.
- 3.** All other utilities have to be set up for your new home by you i.e. phone and cable/sat etc.
- 4.** Your change of address; this process can be started through Canada Post.

