



bigearth.ca

Realty

BUY WITH CONFIDENCE. BUY WITH ADVANTAGE.

Why more buyers choose Big Earth Realty to find the right home - often before it ever hits the market.

Professional guidance. Proven systems. Buyer-first guarantees.

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WHY BUYERS CHOOSE BIG EARTH REALTY

Buying a home is one of the most important financial decisions you'll make. In a competitive market, who represents you can determine whether you secure the right home - or miss out.

At Big Earth Realty, we don't wait and hope the perfect home appears online. We use proven systems, deep local knowledge, and written guarantees to give our buyers a clear advantage.

Our goal is simple: help you buy the right home, at the right price, with the least amount of stress.

THE PROBLEM WITH JUST WAITING FOR MLS

Most buyers are competing for the same small pool of homes listed publicly on MLS.

That often leads to multiple-offer situations, overpaying, rushed decisions, and missed opportunities.

Some of the best homes sell quietly, before they ever appear online. Buyers who rely only on MLS often see homes too late.



THE VIP BUYER PROGRAM

Our VIP Buyer Program is designed for buyers who want more selection and less competition.



Instead of waiting for listings, we learn exactly what you want and where you want to live, target specific neighbourhoods, identify unlisted and off-market homes, contact homeowners directly, and create opportunities before homes hit MLS.

This system often gives our buyers access to homes no one else knows about yet.

HOW THE VIP BUYER PROGRAM PROTECTS YOU

The advantage of more choice is leverage.

When you aren't forced to compete for the same listings as everyone else, you avoid bidding wars, negotiate from a stronger position, make better, less emotional decisions, and are more likely to secure the right home at a fair price.

More options means better outcomes.



OUR BUYER GUARANTEES

We believe buyers deserve clear expectations, accountability, and protection.



COMMUNICATION GUARANTEE

Your calls and messages will be returned promptly, and you'll receive clear updates throughout the process.



HONEST ADVICE GUARANTEE

We'll tell you the truth about pricing, condition, and resale even if it costs us a sale.



LOVE IT OR LEAVE IT GUARANTEE

If within 12 months of purchasing your home you're not completely satisfied, we will sell the home for you and charge no selling commission.



EASY EXIT GUARANTEE

If you're not satisfied with our service, you're not locked in.

A SMARTER, SAFER BUYING PROCESS



Our role is to guide you through every step of the buying process - from understanding the market, identifying risks before you buy, coordinating inspections and conditions, and negotiating terms that protect you.

We don't just help you buy a home - we help you avoid costly mistakes.

NEXT STEPS

The first step is a simple conversation.

We'll learn what you're looking for, explain how the VIP Buyer Program works, and determine whether our approach is the right fit for you.

If you value preparation, protection, and having more options than the average buyer, Big Earth Realty may be the right choice for you.

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A checklist through the purchase process

- With your mortgage pre-qualification, determine your purchase price range.
- Immediately pause any plans for major purchases that would involve changes to your debt level or credit, stop all credit spending.
- Choose a Realtor® to help you find the right home. A good Realtor® will understand your local market and the different areas. They'll also let you know things to look for and things to avoid when buying your home.
- Start your search.
- View properties that meet your needs and fit within your budget.
- Once you've found the right home discuss the offer process with your Realtor® and plan your offer.

Considering all variables, discuss how much you want to offer. Keep in mind, some properties can be priced at or below its market value. Focus on what the value is of the home you like. Your Realtor® can prepare a Comparative Market Analysis (CMA) to determine a good price. Many dream-homes are lost because buyers

- only focused on how much they can chop off the listing price, rather than what the property is worth.

In addition to price, discuss with your Realtor® the conditions and terms your offer will include. Typical conditions include a financing condition and home inspection condition. However, depending on the property and you may include other conditions on your offer.

- Discuss conditions dates and your desired move-in / possession date.

Determine the amount of deposit you'd like to put down with your offer. A larger deposit can convince a seller that you are serious. The deposit amount you decide on will be part of your down payment and it will be

- refunded if conditions aren't satisfactory.

- Discuss an RPR or title insurance.
- When your offer is accepted congratulations!
- Determine who you will use as your lawyer to finalize your purchase.

Submit or have your Realtor® submit your accepted offer and other documents connected with your offer to your mortgage professional. They'll also need the MLS detail sheet if they don't have it already.

- Your mortgage professional may need additional information as they confirm your financing. Provide it to them as quickly as you can.

Schedule your home inspection if you have one planned. You'll want your inspection scheduled after your financing is confirmed. If other conditions are included on your offer your Realtor® will know the best way to

- coordinate the conditions.

If your financing is confirmed, your home inspection is acceptable, and other conditions are satisfactory, you will waive your conditions and your new home will change from "Pending" to "SOLD" on the MLS. You should

- also see a SOLD sign on the front lawn shortly.

All purchase documents will be conveyed to both your lawyer and the seller's lawyer. It might feel like a wait, however, there is a lot to do from now until your possession date. See "PREPARING YOUR MOVE-OUT" and

- "CLEANING CHECKLIST."

Your lawyer should call you within 30 days of your possession date. If your possession date is less than 30 days away you will likely hear from them sooner. They will schedule an appointment with you and tell you how

- much money to bring in (bank draft with the remainder of your downpayment and other fees).

- Ensure you have insurance on your new home, your lawyer will need proof when you meet with them shortly before your possession date