



Why Royal LePage?

Since 1913, Royal LePage has been helping Canadians buy and sell their homes and supporting communities. Our agents play a critical role in our success, which is why we always strive to provide them with the latest tools and technologies. We offer them strong support with timely information and market data they need plus state-of-the art marketing tools, professional development and in-person training. This way, you can feel confident that any agent bearing the Royal LePage name will stand for expertise and service you can count on. With over 16,000 agents in more than 600 locations from coast-to-coast, Royal LePage is Canada's Real Estate Company.



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Buying Your Home with Miia Kelly

Why Miia Kelly?

Acting in Your Best Interests

Working with real estate since 2004 as a Law Clerk and Realtor®, Miia is a professional with expert contract writing and negotiation skills.

Making the Process Convenient for You: Miia travels to you; Miia gives you the option to sign documents electronically when you prefer to sign from your computer or mobile device.

Giving You First Class Service

Miia keeps her skills current by continuously pursues training and development opportunities. She also has a university degree (Psychology) and a college diploma (Law Clerk).

Available to You, Always

Miia is a full-time Realtor®.



Not intended to solicit currently listed properties or buyers under contract.



Miia Kelly BAH
Sales Representative
Royal LePage Signature Realty

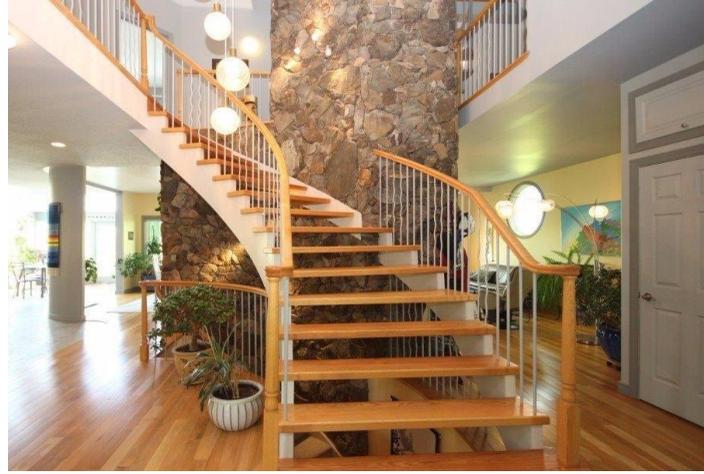
Direct: 416-725-3544

Web: miiakelly.ca

Email: miiakelly@royallepage.ca

Making Key Connections





Buying a home involves many factors to consider, so let's get a few things out of the way:

The Lawyer's Involvement

The Ontario Real Estate Association provides standard form documents such as the Agreement of Purchase and Sale, and by using the standard forms, there is typically no need for a real estate lawyer to review them. A real estate lawyer will be involved after the Agreement of Purchase and Sale has been signed.



The Deposit

Be prepared to have a deposit available when you are ready to make an offer on a property. Usually, the deposit will be due within 24 hours of signing the Agreement of Purchase and Sale, even if it is a conditional agreement. In some situations, it may be useful to present the deposit at the same time as the offer. Miia will discuss the current market conditions with you to determine what the seller may expect with respect to the deposit amount and procedure.



Financial Pre-Approval

Before you spend your time viewing properties, it is best to obtain a mortgage pre-approval from a mortgage broker so that you know how much financing will be available to you. If you do not already have a mortgage broker, Miia can recommend one to you.

Building Inspection

When you hire a building inspector to inspect a property, you can expect that there will be a list of a few minor improvements that could be made to the home since most homes are not perfect and can use a few adjustments. If, in the rare case, any major problems are revealed by the home inspection, Miia will work with you to determine what negotiations you would like to make to the Agreement of Purchase and Sale.

Buyer Representation Agreement

After you have had a chance to meet Miia and decide to work with her, a Buyer Representation Agreement will be signed. The Buyer Representation Agreement sets out the relationship between you and the brokerage, and obligates the brokerage to promote and protect your best interests.

Thinking about buying?

Contact Miia Kelly for a free, no-obligation phone call to answer your questions and decide on your next step.



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