

@AMESREALTY.YYC

# PRE-BUYING PACKAGE



Presented BY

BRITTNEY AMES

403-969-9661

bames@maxwellrealty.ca





# *Congratulations!!*

Purchasing a new home is an exciting and wonderful time in your life! Whether it is your first time or not, you are starting a journey that will create memories! This package will outline what to expect of the home buying process!

Let me introduce myself- My name is Brittney Ames and I am a Realtor® with MaxWell Capital Realty in Calgary and surrounding areas within Alberta.

I am dedicated to meeting your every need and going the extra mile. Your best interests are my number one priority, and I hope to make your home dreams a reality.

My responsibilities are to provide you with the education and knowledge, so you can make an informed decision to achieve your property goals! To meet those goals, I will be providing you with information on myself, my company, the current market conditions, pricing and marketing strategies, and the buying process itself.

What follows, is the start of your information gathering process in order for us to communicate and work together to find you your ideal property.

Sincerely, *Brittney Ames*



# BRITTNEY AMES

## RESIDENTIAL REALTOR®

### Contact

**Phone**  
403-969-9661

**Email**  
bames@maxwellrealty.ca

**Website**  
www.amesrealestate.ca

**Address**  
6204B Burbank Road SE,  
Calgary AB T2H 2C2

### Education

Alberta Real Estate Association  
Comercial Specialization  
2024 – Current |

Real Estate Council of Alberta  
Fundamentals of Real Estate  
Residential Specialization  
2021 – 2022 |

Red Deer College  
Business Management Certificate  
2015 – 2017|

Notre Dame High School  
Diploma  
2011 – 2014|

### Designations

MaxWell University - 11/26/2022

MaxWell Capital Post Graduate  
Training Program - 02/10/2023

Ninja Installation - 01/06/2023

### About Me

As a local Calgarian for over 25 years, I bring knowledge and understanding to guide clients through the real estate process. I am very passionate on providing excellent customer service and advocating for your needs! My chosen specialization is working with first time home buyers so I can bring clarity and guidance to people with such a huge transaction!

### Professional Credentials

- 2023 - 2024  
MaxWell Capital Awards  
**Rookie of the Year**  
**Director's Award**
- 2023 - Current  
Calgary Real Estate Board (CREB)  
**Certified Condominium Specialist**
- 2022 - Current  
Real Estate Council of Alberta  
**Residential Realtor®**
- 2022 - 2023  
MaxWell Capital Realty  
**Executive Mentorship Coaching**
- 2020 - 2022  
MaxWell Capital Realty  
**Real Estate Intern**

### Brokerage Credentials

Award of Excellence,  
Silver  
Canadian Franchise  
Association - 2022

Franchise' Choice  
Designation  
Canadian Franchise  
Association - 2022

# The Home Buying Process

1

## Consult with a Mortgage Broker or Specialist

Pre-qualification of the budget that can be spent on a potential new property.

2

## Speak to a Realtor®

The initial buying consult will inform you of what to expect when purchasing a home and how they can advocate for you!

3

## Property Search:

We will start by identifying what you're looking for in your new property. It is essential to consider what you need from a property, what you want from a property, and what would count as an absolute deal breaker.

I will conduct a market search of available properties that match your desired criteria and price range.

4

## Preparing and Negotiating an Offer to Purchase:

When we find a suitable property, you will likely want to put in an offer to purchase as soon as possible.

I will help you make the most competitive offer possible by reviewing comparables, and searching for any potential issues.

5

## Acceptance of Your Offer and Closing the Sale:

At the time of an accepted offer, I will ensure essential paperwork and documentation will be completed and conveyed to multiple parties.

If there are any conditions on the offer to purchase, they will need to be satisfied before the sale can close. You may also be required to provide a deposit on your offer.

6

## Closing Day Final Steps:

The vendor's lawyer will be responsible for formally signing over the title deed and paying out all respective parties for the proceeds and commissions of the sale. Once finalized, the full payment and keys will be released.

### Remember:

Your Realtor is here for you throughout the entire process! Ask any questions you may have!

# Mortgage CONTACTS

Paul Steinburg, Mortgage Specialist  
Scotiabank  
403-990-6265  
paul.steinburg@scotiabank.com

Felice Corcione, Mortgage Broker  
The Mortgage Group  
403-973-6849  
felice@shaw.ca

Calvin Mai, Mobile Mortgage Advisor  
CIBC  
587-572-9899  
calvin.Mai@cibc.com

Jen Matthias, Mortgage Broker  
Mortgage 360  
403-863-9770  
jen@mortgage360.ca

Scan here to check out my  
mortgage broker calculator tool  
available on my website.



# Pre-Buying Considerations

## TIPS:

- Keep your objectives in mind
- Engage in the services of a good real estate lawyer
- Consult your Realtor® on how to submit an offer with the best negotiating power
- Conduct a professional home inspection to ensure there will be no surprises when you gain possession to your new property!

## COSTS ASSOCIATED:

There are no upfront costs for hiring<sup>r</sup> a Realtor® to help you purchase a home! You will need to set aside a budget for the initial deposit and, at the time of an accepted offer, closing costs can include:



### PROPERTY INSPECTION

ENSURE THERE ARE NO SURPRISES WITH YOUR NEW HOME, BY HIRING A PROFESSIONAL. THEY CAN ALSO PROVIDE VALUABLE INFORMATION ON YOUR NEW PROPERTY AND HOW IT FUNCTIONS.

### REAL ESTATE LAWYER

THIS IS REQUIRED UPON THE COMPLETION OF A REAL ESTATE TRANSACTION AND RECOMMENDATIONS FOR HIGH RATED LAWYERS CAN BE PROVIDED.

### PROFESSIONAL CONDO DOC REVIEW

AS PART OF THE PURCHASE CONTRACT IN A CONDO PROPERTY, CONDO DOCUMENTS WILL BE PROVIDED, I ADVISE THEM TO BE REVIEWED BY A PROFESSIONAL AS THEY INCLUDE FINANCIALS, MINUTES AND RESERVE FUND INFO THAT CAN BE IMPORTANT TO YOUR NEW HOME.

## CLIENT

# TESTIMONIALS

### KEELAN M

"Brittney was very good! We had a realtor before her that did nothing compared to her. She was very understanding and very patient. I would send her so many properties to her and she would look at them all and give me information on them. She was honest with us and was able to give us all the options we needed. She went above and beyond with me and my fiancée to find us our dream home. If you're looking for a professional, hard working, and funny realtor that you can easily get along with I would recommend Brittney!"



### KAITLIN H

"Working with Brittney was the best experience, we asked her to help us find out forever home and sell our condo. The process was seamless and quicker than expected. She involved us in every decision and made sure we knew the next steps! We would highly recommend her to anyone looking to buy or sell their home! She is knowledgeable and very easy to communicate with!"

### JORDAN W

"Brittney is a rockstar of a realtor! Brittney operates with honesty, initiative and dedication through and through. I've worked with a handful of realtors and Brittney was definitely a favourite! After letting her know the types of properties I'd be interested in, she kept a proactive eye on the daily MLS listings and was sure to inform me of potentials within HOURS of them going live - talk about key in this hot market! Her impressive negotiation skills landed me a great price on not one, but two properties this month! The gift basket and condo docs were a huge bonus too! Thankful for you Brittney! I know your future in this industry is so bright!"

### VINCE T

"I was a first time home buyer and didn't know a lot about the buying process. Brittney answered any questions I had and went through everything about the process of buying a new place and what to expect. She always kept me up to date on new postings and scheduled viewings very quickly. If I had any questions about the condo board she made sure to find those answers for me. I am very happy with the condo I bought and I would recommend Brittney to anybody looking to buy a new place. I would not hesitate to have Brittney as my real estate agent again."

### PARIS F

"5 stars aren't enough for how great Brittney is. She will show you every property, advocate, and negotiate until she finds you your dream home, and she always has her clients' wishes at the front of her mind. Don't call your "favourite realtor", call Brittney."



# NEXT STEPS

In order to start your home search, we will arrange a Buying Consultation to go over exactly what you are looking for!



Start taking a look a potential properties out there by using my custom home search app!



Contact me today to book in!

403-969-9661

[brittney.ames@outlook.com](mailto:brittney.ames@outlook.com)

[https://calendly.com/brittney\\_ames/meeting?](https://calendly.com/brittney_ames/meeting?month=2023-03)

[\\_ames/meeting?](https://calendly.com/brittney_ames/meeting?month=2023-03)

[month=2023-03](https://calendly.com/brittney_ames/meeting?month=2023-03)

