

Should You Buy a Home with an Existing Tenant?

Imagine you're viewing a listing which is ideal for you. The only issue is the tenant currently renting the home! Although you're concerned, the seller tries to reassure you that the tenant's lease expires soon, and the property will be vacant well before closing.

Is that reassurance enough to confidently buy the home?

After all, you don't want to show up with the moving van on closing day only to discover the tenant is still there and refuses to leave.

When considering making an offer on a home with a tenant, it's essential that you do your due diligence. For example, request a copy of the lease so you can confirm the expiry and move-out date for yourself. You can also request a signed letter from the tenant confirming the move out date. If possible, chat with the tenant yourself. Get a sense of whether or not you should expect any difficulties.



It's also a good idea to discuss the situation with your real estate lawyer before making the offer.

Keep in mind that people buy homes with existing tenants all the time. There are ways to navigate through the process successfully and end up with an ideal home.



Buying a Home During the Busy Holiday Season

The December holiday season can be a hectic time for most people — especially when searching for a new home. To help you navigate this busy period, check out these tips:

- 1. Be Prepared.** Before you begin your home search, get pre-approved for any financing you need. This will give you a clear budget and show sellers you're a serious buyer. In addition, create a list of must-have features to streamline your search and help you quickly identify suitable properties.
- 2. Target Your Desired Neighbourhoods.** Focus on specific neighbourhoods that meet your criteria for location, schools, and amenities. By narrowing down your search, you'll save time and energy — and increase your chances of finding the right home.
- 3. Get Alerted to New Listings.** Arrange to receive notifications of new listings as soon as they come up. This will ensure you're among the first to know when a potential home becomes available, giving you a competitive edge.
- 4. Schedule Viewing Appointments Early.** During the holiday season, schedules can fill up quickly, both for you and for the sellers. So, schedule viewing appointments as soon as you find a potential property.

By following these tips, you'll be well on your way to finding your next dream home before year's end.

Quick and Easy Home Repairs that Boost Sales Potential

A well-maintained home can command a higher price and sell more quickly. With that in mind, here are some quick and easy repairs that will give your property a fresh, polished look — without breaking the bank.

- **Spruce Up the Front Door:** The front door is one of the first things buyers will notice. A fresh coat of paint or a new door handle can go a long way in making your home more inviting. If the door is in good shape, consider updating the hardware to a modern design.
- **Repair Leaky Faucets:** Dripping faucets can be a red flag for potential buyers because they sometimes suggest there is a larger plumbing issue. Fix any leaks by tightening connections or replacing worn washers. If you're not comfortable with these repairs, call a plumber for a quick fix.
- **Patch Up Holes and Cracks:** Cracks and holes in walls can make a home look neglected. Patch up any imperfections with spackle, then sand and paint the area to match the surrounding wall. This will give your home a well-kept appearance.
- **Freshen Up the Paint:** A fresh coat of paint can do wonders for the overall look of your home. Choose neutral colours that will appeal to a wide range of buyers.



Pay special attention to high-traffic areas, such as the entryway, kitchen, and living room, where a fresh coat can make the most impact.

- **Clean the Carpets:** Dirty carpets can be a major turn-off for buyers. Hire a professional carpet cleaner to remove any stains and odours, giving your floors a fresh, clean appearance. If the carpets are beyond repair, consider replacing them with affordable, neutral options.

These simple home repairs can make a difference in impressing potential buyers and getting a good offer.