

Taking Off the Rose-Coloured Glasses When Condo Hunting

When you're viewing a condo for sale, everything may look clean and beautiful, and it may include all the features you're looking for. However, be sure to pay close attention to some important details, such as:

- Do you get a sense that you'll like the building and its residents?
- If the building is older, are there any major repairs and renovations scheduled?
- What are the maintenance fees?
- Do you like the neighbourhood? If you have kids, what are the schools like?
- Could any compromises end up bothering you later? (e.g. limited or no visitor parking)
- Are the size and orientation of the rooms to your liking and do they suit your needs? (e.g. if you entertain regularly, you may want a spacious living room)

There may be other details you'll want to consider as well.



Most of what you need to know can be found out during the initial visit. So, take the time to view the property carefully and ask all your questions. Then, you'll be ready to jump on the opportunity quickly if you need to.



The 'White Picket Fence Dream' Re-Imagined

With homeownership out of reach for so many, some people are getting creative with co-ownership apps that match potential homeowners (yes, strangers), so they can browse listings and pool their resources to buy a home together.

Besides making homeownership affordable, **co-owners benefit from more space and a built-in community.** Co-owning could look like an alternative, small-scale retirement community, or it might be two families who buy a home together and split the home, sharing the basement and yard.

Co-owning can also **help people who don't have a sufficient down payment but can afford the mortgage payments.** In this case, the other co-owner pays the down payment.

Co-ownership apps generally work by having you complete a detailed survey about your lifestyle, financial situation, personality, and more. Based on your responses, you're then matched with potential co-owners who you can meet to decide if you want to partner with them. These apps can help to guide you through the essential due diligence, helping you to **ask the right questions in advance, get all the paperwork in place, and create a plan for resolving disputes, as well as an exit strategy.** This is crucial, as the situations that turn unsavory tend to be those where the proper due diligence was not done upfront.

Getting Your Home Summer-Ready

Summer officially arrives this month, so to help make your summer go swimmingly (pun intended), here's a handy checklist of tips to get your condo ready:

- Gather all your summer necessities into a basket and place it at your front door to easily grab and go (e.g., sunglasses, sunscreen, bug repellent, etc.).
- Schedule a maintenance check for your A/C if you have one.
- Clean and organize your balcony.
- Find ways to help keep the temperature cooler, such as repairing damaged caulking or weather stripping, unplugging appliances when not in use, and switching to LED light bulbs.
- Check that your summer gear is clean and functioning (e.g., bikes, tents, beach umbrella, beach chairs, etc.).
- Inspect door or window screens to see if any need to be repaired or replaced.
- If condo rules permit, consider keeping a laundry drying rack on your balcony to save money on your energy bill.
- Swap out your accent pillow covers for summery vibes, such as bright colours or floral prints.

Once your home is summer-ready, you can enjoy the fresh summer breeze that comes in through your windows even more. Happy Summer!

