

FIRST-TIME HOME BUYER guide

YOUR STEP-BY-STEP GUIDE TO BUYING YOUR FIRST HOME

Luke Levesque, B. Comm
Realtor®

(306) 880-2737 | REALTOR® | WWW.LUKETHEREALTOR.COM





Table Of Contents

ABOUT ME ---- 02
ARE YOU READY? ---- 03
UNDERSTANDING YOUR BUDGET ---- 04
FIRST-TIME HOME BUYER PROGRAMS ---- 05
THE BUYING PROCESS ---- 06
WHAT TO LOOK FOR ---- 07
COMMON MISTAKES TO AVOID ---- 08
EXTRA TIPS ---- 09
FINAL THOUGHTS ---- 10
TESTIMONIAL ---- 11
CONTACTS ---- 12
NOTES ---- 13



Luke Levesque

Realtor®

www.luketherealtor.com | Luke.levesque@exprealty.com

With over 13 years at Ellaney Homes (established 2007), I've mastered the art of crafting spaces that families love. My journey doesn't stop there—I combine this hands-on construction expertise with a financial acumen honed through a B.Comm degree, CFP certification, and years as an RBC Branch Manager. This unique blend ensures you're not just selling a house, but maximizing its value, down to the last dollar.
Local housing expert. Born and raised in YXE. I don't just list homes.
I tell their stories. Currently live on a bison ranch.
Customized marketing strategies: Professional photos, video walkthroughs, drone shots, and floor plans for every listing.

Luke.levesque@exprealty.com
www.luketherealtor.com
(306) 880-2737
@luke.the.realtor

LUKE
THE REALTOR.COM

ARE YOU READY?

Are you ready to pay your own mortgage instead of someone else's with rent?

- **Stable income:** Ensure you can consistently cover your mortgage and other home expenses, even if unexpected costs arise.
- **Savings:** Beyond your down payment, budget for closing costs, inspections, moving expenses, and an emergency fund for repairs or unexpected events.
- **Commitment to stay:** Plan to live in the home for at least a few years to build equity and make the investment worthwhile.
- **Ongoing responsibilities:** Homeownership comes with maintenance, property taxes, insurance, and utility costs—be ready to manage them or hire help.
- **Lifestyle fit:** Think about your current and future needs—commute, family plans, schools, and access to amenities.
- **Emotional readiness:** Buying a home can be stressful; you'll need patience, decision-making confidence, and flexibility for surprises.

✔️ Tip: This is both a financial and emotional commitment. Homeownership is a lifestyle change as much as a financial one.

Understanding Your Budget

Upfront Costs (Estimated Ballpark):

- **Down Payment: 5%–20% of purchase price**
- **Legal Fees: $1,500 – $2,500+**
- **Home Inspection: $400 – $700**
- **Appraisal (if required): $300 – $500**
- **Moving Costs: $500 – $2,000+ depending on distance**
- **Furniture & Appliances: budget depending on your needs**

Ongoing Costs:

- **Mortgage payments**
- **Property taxes**
- **Home insurance**
- **Utilities (electric, water, gas, internet)**
- **Maintenance and repairs (budget ~1% of home value annually)**

✔️ TIP: ALWAYS KEEP AN EMERGENCY FUND FOR UNEXPECTED REPAIRS OR FINANCIAL SURPRISES.



First-Time Home Buyer Programs

FIRST HOME SAVINGS ACCOUNT (FHSA):

Save up to $8,000/year, tax-free, up to $40,000 total (or $80K as a couple)!
Contributions = tax-deductible
Withdrawals = tax-free
Think of it as RRSP + TFSA = FHSA

RRSP HOME BUYERS' PLAN (HBP):

Withdraw up to $60,000 from your RRSP (tax-free!) to use as a down payment.
Repay over 15 years
Couples = up to $120K combined

FIRST-TIME HOME BUYERS' TAX CREDIT (HBTC):

Claim up to $1,500 back on your income tax after buying your first home!
Applies to many home types: condos, townhomes, mobile homes, & more

GST/HST NEW HOUSING REBATE:

Buying a new build or substantially renovated home?
Get up to $6,300 back if the home is under $450,000
Applies to co-ops and major renos too!
Federal government may expand this to homes up to $1M soon

FIRST-TIME HOME BUYER INCENTIVE (FTHBI)

Government shares 5%–10% of your home purchase to lower monthly payments
Repay the same percentage when you sell, after 25 years, or sooner
Great for buyers tight on cash, but you share future home appreciation

✔️ *Tip: It's your lender's duty to ensure you qualify for programs—so be sure to ask them.*







THE BUYING PROCESS

- Get pre-approved for a mortgage
- Determine your must-haves and nice-to-haves
- Start your home search with a qualified agent
- Make an offer and negotiate
- Conduct home inspection and review conditions
- Finalize financing
- Prepare for closing day (sign documents, transfer funds)
- Move in and settle

✔️ **TIP: STAY ORGANIZED—USE A CHECKLIST FOR DOCUMENTS, DEADLINES, AND STEPS.**

What to Look For

- NEIGHBORHOOD: SAFETY, SCHOOLS, AMENITIES, COMMUTE
- FUTURE VALUE: POTENTIAL APPRECIATION AND RESALE
- PROPERTY CONDITION: ROOF, FOUNDATION, PLUMBING, ELECTRICAL
- LAYOUT & FLOW: DOES IT SUIT YOUR LIFESTYLE NOW AND IN THE FUTURE
- EXTRA COSTS: HOMEOWNERS' ASSOCIATION FEES, UTILITIES, TAXES

✔️ Tip: Walk the neighborhood at different times of day to get a real feel.

COMMON MISTAKES TO AVOID

- Skipping mortgage pre-approval
- Underestimating closing and ongoing costs
- Making large purchases before closing
- Rushing emotionally into an offer
- Ignoring home inspection findings
- Focusing only on aesthetics, not structure or location



EXTRA TIPS FOR FIRST-TIME BUYERS

- **Document everything: Keep all receipts, agreements, and correspondence**
- **Plan for upgrades: Budget for small renovations or customization**
- **Insurance check: Get quotes before closing for home and life insurance**
- **Utility setup: Schedule connections ahead of time to avoid delays**
- **Ask questions: There’s no such thing as a dumb question when buying your first home**





FINAL THOUGHTS

YOUR FIRST HOME IS A STEPPING STONE—NOT NECESSARILY YOUR FOREVER HOME.

FOCUS ON:

- WHAT FITS YOUR LIFE TODAY
- FINANCIAL STABILITY
- BUILDING EQUITY AND FUTURE SECURITY

client testimonial

MIKE GRANGER ★★★★★

Luke went above and beyond in helping us to sell our home. He was also extremely helpful in finding a house for us to buy. By far, the best realtor I have ever dealt with. Highly recommended by my wife and i.

BRADEN BREIT ★★★★★

Luke was a fantastic realtor to work with. He brought a deep wealth of knowledge from his previous endeavors as a home builder and was able to help us secure a great deal in a competitive summer market. Luke truly cares about his clients and was more than happy to jump through many hoops to meet our needs. I could not ask for a better realtor than Luke.

HISHAM YASSIN ★★★★★

Luke is a great agent who guided me throughout the whole process of buying a house. He was very informative, well connected, showed integrity and clearly knew the housing market. I got a lot of viewings and comparables and with the right advise, I was able to make a very good buy. He is a professional I would recommend to anyone looking to buy a great home.

Trusted Resources

CONTACT LIST

LUKE LEVESQUE Realtor®
(306) 880-2737

BEN BREIT (BREIT RESIDENTIAL HOME INSPECTIONS)
+1 (306) 502-9731

ABBY SCHNEIDER (DESIGN)
(306) 291-0720

JESS FLAVELL (MORTGAGE SPEACIALIST TMG)
+1 (306) 291-4821

JOSH & REBEKAH LEPAGE (CLEANER)
+1 (306) 717-6359

DAEMOND HAZELWANTER (HANDYMAN)
+1 (306) 203-2064

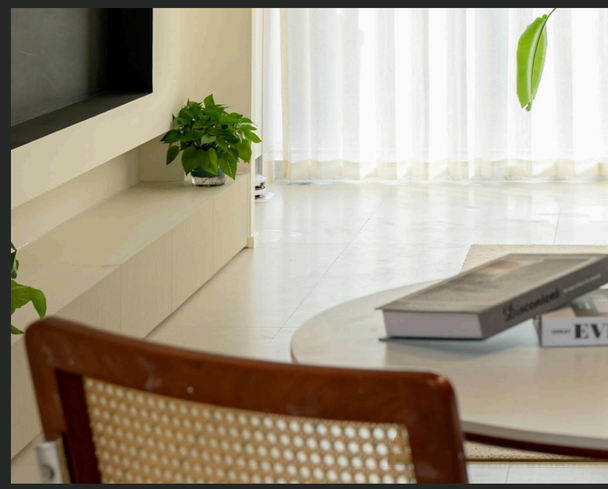
KIM SKWARK (PLUMBING)
+1 (306) 827-7979

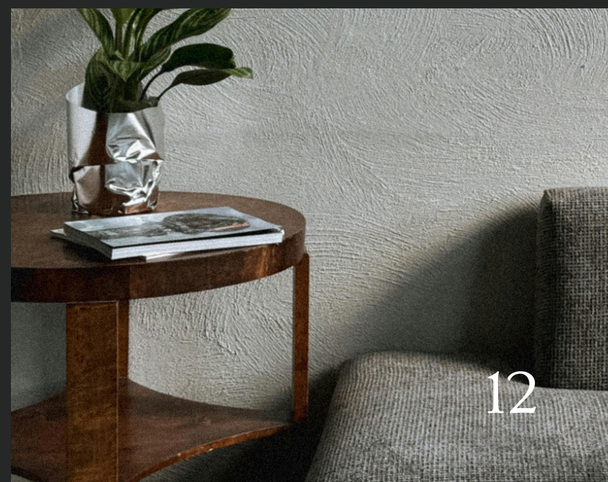
ALI GHARINI (PAINTER)
+1 (306) 222-6204

ERIC DENIS (ELECTRICAL SERVICE)
+1 (306) 381-5676

ALEX (WINDOW COVERING EXPERT - BRAID FLOORING AND WINDOW FASHIONS)
+1 (306) 222-7292







NOTES





Luke Levesque

Realtor®

LUKE
THE REALTOR.COM

MY COMMITMENT TO YOU

Your success is my priority. I'll do my best to keep you informed, handle the details, and make sure the process is as stress free as possible - all while balancing hard negotiating to keep money in your pocket.

LET'S TURN YOUR "FOR SALE" INTO "SOLD"

A quick chat to discuss a game plan and start step 1 on theprocess.

(306) 880-2737 | REALTOR® | WWW.LUKETHEREALTOR.COM