

Property 101 Buying your first home.mp4

Speaker1: But.

Speaker2: You finish school, you've got the job, you're settled into your city. What's next, buying your own home? Hi, I'm Megan Jones. Buying a home is often the first big financial decision people make in their lives. Your first step is to look at what you can afford and how you're going to pay for it. You will need to save for your down payment at least 20 percent to avoid the Canada Mortgage and Housing Corp. or CMHC insurance premium. You will also need to save for closing costs, typically from two to five percent of the purchase price, and be sure to budget for any monthly maintenance fees. If you're like most home buyers, you'll have to finance your purchase with a mortgage. A mortgage is a loan that uses the home. You buy a security, your mortgage payments, personal equity, as opposed to renting where your money goes directly to the building or unit owner. When you apply for a mortgage loan, your credit score will aid in dictating your rate. In other words, the higher your credit score, the easier it is to get a credit at a lower interest rate. Personal finance expert and author Preet Bannerjee, host of the Oprah Winfrey Network's Million Dollar Neighborhood, has other tips on the best time to buy.

Speaker2: Bannerjee, also a financial panelist on CBC's The National, advises having a healthy down payment saved up staying put once you do buy for at least 10 years with the option to rent out during that time and having money left over every month for both saving and living a balanced life in the long term, investing in real estate is typically a win when you purchase a home. The increase in value is relatively steady and the return on this kind of investment can be substantial. In addition, homeowners can use the equity in their homes as security to acquire additional loans. Buying a home and building equity is the first step on the property ladder. It gets you into the housing market, keeps you in touch with cumulative housing prices, and allows you the potential to trade up to better homes as your circumstances allow. We all keep hearing that Vancouver isn't affordable. However, according to Vancouver, real estate agent Thomas besoin himself a millennial. Buying a home actually is possible and the seemingly volatile market. The key is to be creative and strategic in your approach, Beason maintains the most important thing is getting into the market. Buy to wait instead of waiting to buy, realize that your first place isn't your last.

Speaker2: The media and the hashtag don't have one million campaign have created a potentially misleading perception for first time home buyers that there are no housing options under the one million dollar mark in the city of Vancouver in disagrees. There are many options under six hundred thousand dollars, under five hundred thousand dollars even that allow for a livable space and won't stop you from upgrading. I can personally attest to this. I recently purchased an apartment in the West End for under five hundred thousand and I'm very happy with it as my first home. As Bason points out, it's not going to be perfect, he relates. Buying your first place to a job. You can upgrade your job, right? Well, you can also upgrade your home. You can wait for the promotion or you can plan for it and eventually get it yourself. Here are business. Other tips for first time homebuyers. Make a wish list of wants versus needs. Identify what is important to you. For example, if you don't have a car, being near transit is a need to talk to a mortgage broker or your bank about your financing options. Find a realtor who is right for you and have patience. The right place will come along.