

Checklist for Buying a Resale Condominium

- **Pre-Approval** from a reputable Lender. May take several days.
- **Price range** for searching. Don't look outside your range.
- **Comp, Fees, Sales History.**
- **Is it a Cooperative?** A type of residence where the buyer owns shares in the corporation that owns the building and has the right to live in a specific unit, but **doesn't actually own the space**. The development's association board interviews the buyer as part of the application to live in the community. However, some banks won't finance loans for a co-op because the borrower only owns shares in the co-op, not the unit. If the lender ended up foreclosing on the borrower, they would only receive the shares in the co-op, not the actual property. This **may** take months for approval.
- **Find out** exactly where your unit's boundaries lie.
- **Hire** a home inspector to evaluate the condition of the unit you are thinking of buying, as well as the building as a whole.
- **Consider** having an indoor air quality inspection done to identify potential mold, airborne particulates, volatile organic compounds, poor ventilation and odors from other units.
- **Consult** the condominium's technical audit and/or reserve fund study, if possible, to determine the condition of the building and common property.
- **Review** the corporation's annual operating budget, end-of-year financial statements and the estoppel or status certificate.
- **Be clear** about what is and isn't included in the purchase price so you can compare overall costs with other condominiums.
- **Require a copy of the condo docs.** What you can do and can't do.
- **Find out** what your monthly condo fees include and when they are likely to increase. Know what is included in the maintenance.
- **Ask** your experts to verify that there's enough money in the reserve fund to cover the cost of major repairs and renewal projects.
- **Find out** whether any special assessments are anticipated, what they are for, how much they might cost and when they will need to be paid.
- **Investigate** whether there are any "hidden" costs, such as long-term leases on building fixtures, which will be passed along to owners.
- **Ask** what municipal services the condominium receives.
- **Check** what new home warranty coverage remains on the unit, if any. What type of insurance do you need? Ask the current seller/owner for a current copy.
- **Confirm** that there are no legal actions against the condominium corporation.

This is a brief, highlighted list of important items you must be aware of prior to purchasing a Condominium.