



BIL GREENE, REALTOR® | REMAX CAMOSUN
Personal Real Estate Corporation

FIRST-TIME BUYER COST BREAKDOWN

A worksheet to map out what buying actually costs

Use this to see the full picture before you start touring homes. Fill in your numbers as you gather information from your lender, lawyer, and realtor.

YOUR DOWN PAYMENT

Minimum required (5% of purchase price):	\$ _____
What you have saved:	\$ _____
Gap to close (if any):	\$ _____

Note: Higher down payment = lower monthly payment + no mortgage insurance above 20%

UPFRONT COSTS (DUE AT CLOSING)

Home inspection (typical: \$500-\$700):	\$ _____
Legal/notary fees (typical: \$1,200-\$2,000):	\$ _____
Title insurance (typical: \$300-\$500):	\$ _____
Property Transfer Tax (may be exempt - ask your realtor):	\$ _____
Appraisal if required (typical: \$300-\$500):	\$ _____
TOTAL UPFRONT BEYOND DOWN PAYMENT:	\$ _____

MONTHLY CARRYING COSTS

Mortgage payment (ask your lender):	\$ _____
Property taxes (typical: \$200-\$400/month):	\$ _____
Home insurance (typical: \$100-\$150/month):	\$ _____
Strata fees if condo/townhome (varies: \$150-\$400+):	\$ _____
Utilities (typical: \$150-\$250/month):	\$ _____
TOTAL MONTHLY CARRYING COST:	\$ _____

BREATHING ROOM CHECK

Your current monthly rent:	\$ _____
Total monthly cost of ownership:	\$ _____
DIFFERENCE:	\$ _____

Can you handle this difference + still save for emergencies?

Yes Not yet Tight but doable

NEXT STEPS

- Talk to a mortgage broker or lender to confirm your buying power
- Set aside 3-6 months of expenses as emergency fund (beyond down payment)
- Get pre-approved so you know your actual budget
- Book a call with Bil to walk through the numbers: 778-817-0110 or isellvictoria.ca/book-a-call

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Straight talk on buying in Greater Victoria since 2006

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