

# ONTARIO FIRST-TIME HOME BUYER'S ROADMAP



A step-by-step guide to navigating rates, pre-approval, and securing your dream.





# **Welcome to the 2026 Market. It's Different.**

Gone are the days of 2% rates, but that doesn't mean buying is impossible. In 2026, the market is more balanced, with more inventory than we've seen in years. The challenge isn't finding a home; it's securing the best financing.

While many are panicking about mortgage renewals, smart first-time buyers see opportunity. The key is moving from "browsing" to being "pre-approved" so you can make an offer with confidence.

**Did You Know? A pre-approval isn't just a number; it's a rate hold. This protects you from rate hikes while you shop for your home.**



# Budgeting Beyond the Down Payment

Most buyers forget the "closing costs." Don't let these catch you off guard:

## Land Transfer Tax

A mandatory provincial tax. In Toronto, this tax is doubled. Crucial: As a first-time buyer, you may be eligible for a rebate.

## Legal Fees

A real estate lawyer is required to handle the paperwork. Budget ~\$1,500 – \$2,500 approx.

## Appraisal Fee

Your lender may require a professional valuation of the property. Budget ~\$300 – \$500 approx.

## Title Insurance

Protects you from fraud or title defects. It's a one-time fee of ~\$300 approx.



# Your "GET READY" Checklist

The faster you provide these documents, the faster I can get you a response from one of the 90+ lenders I have access to as part of Dominion Lending Centres -TLC Mortgage Group.

## For Salaried Employees:

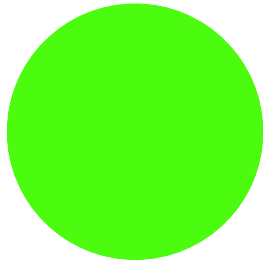
- Most recent paystub.
- Letter of employment (stating salary & start date).
- Last 2 years of T4 slips.

## For Self-Employed:

- Last 2 years of T1 Generals (full tax returns).
- Last 2 years of Notice of Assessments (NOAs).
- Proof of business existence (e.g., Articles of Incorporation).

## For Everyone:

- Photo ID (Driver's License or Passport).
- 90-day history of bank statements showing your down payment.



# **URBAN GREEN** MORTGAGES

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Let's Talk.**

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