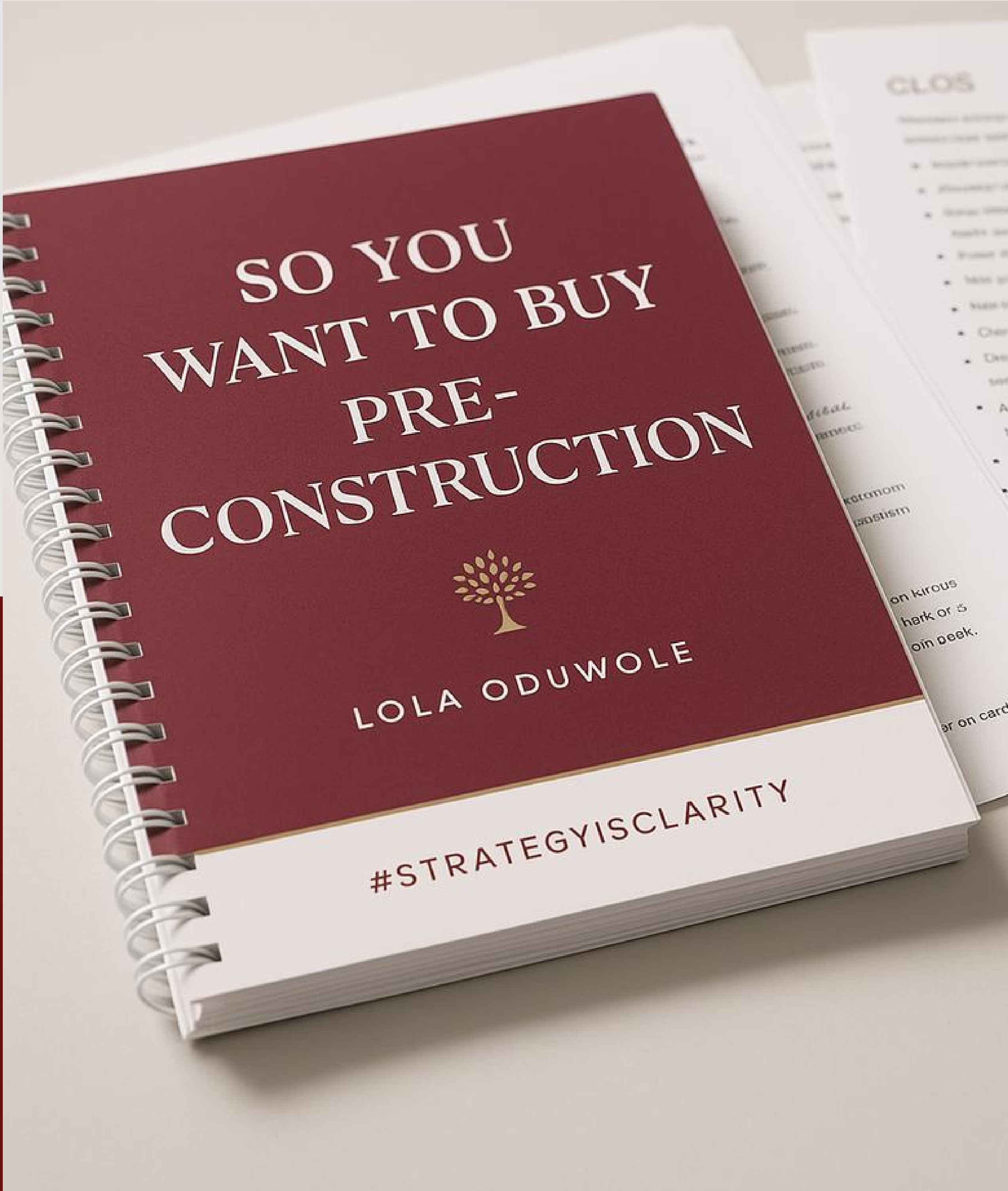
PRE-CONSTRUCTION ISN'T JUST A PURCHASE — IT'S A POWER MOVE



SO YOU WANT TO BUY PRE-CONSTRUCTION

A.H.O.M™ Realty | Written by Lola Oduwole

Lola Odunnole

SUMMARY

EDITORS NOTE

Buying pre-construction isn't just about being first.
It's about being smart.
This E-Zine was created to demystify the process for everyday buyers, professionals, and investors who want to approach the pre-con market with clarity and strategy.
Let's break it down step-by-step — so you can buy with confidence, not confusion.

With care and clarity,
Lola Oduwole,
BROKERA.H.O.M™
Realtywww.ahomrealty.com

A.H.O.M™ - Where our every "M.O.V.E " is Intentional.

THE PRE-CONSTRUCTION PURCHASE PROCESS

Get Pre-Approved Early

Have your financing or pre-approval in place (some builders don't require it to sign, but you should know your limits).

Register for Insider/VIP Access

Early access events mean better pricing, unit choice, and incentives.

Understand the Deposit Structure

Typically 15–20% paid over 12–24 months.

Know the timeline.

Choose the Right Unit & Floorplan

Corner suite?

North exposure?

Parking?

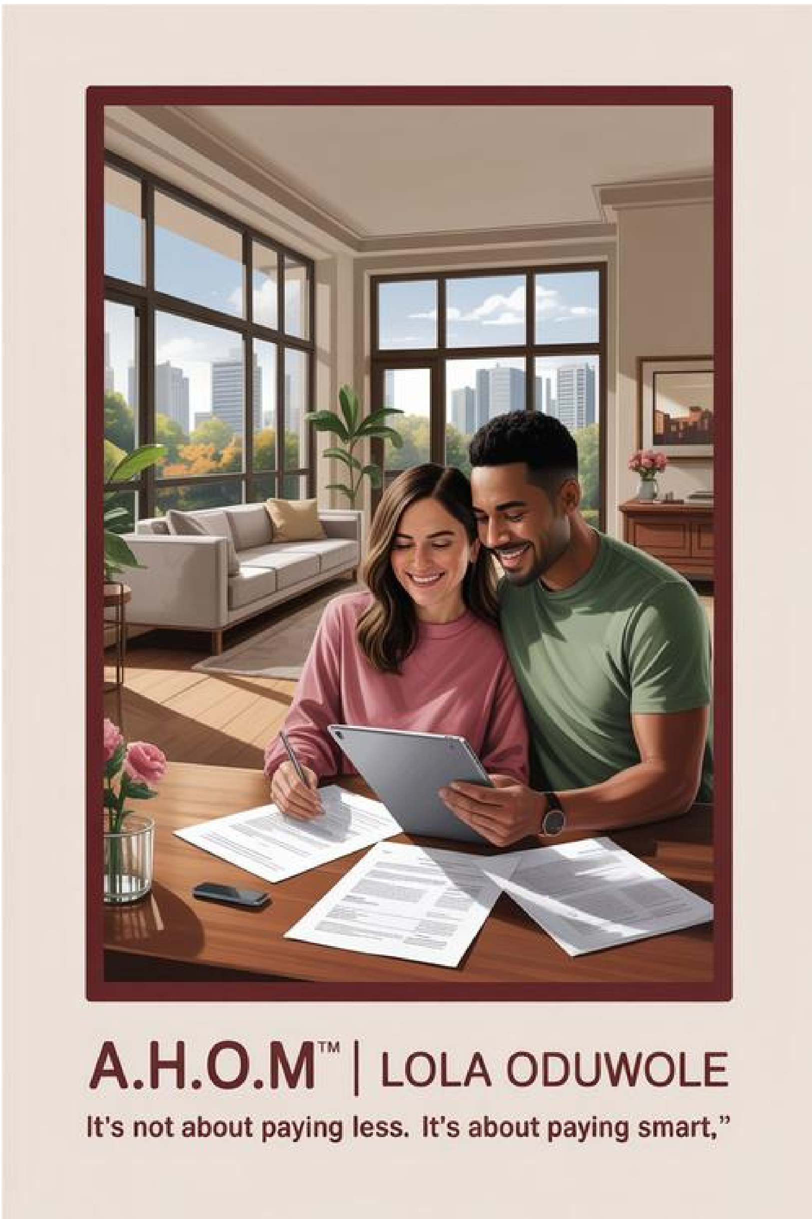
Choose with resale and lifestyle in mind.

Review the Agreement with a Lawyer

You have 10-day rescission (cooling off) period in Ontario.

VIP ACCESS VS. PUBLIC LAUNCH

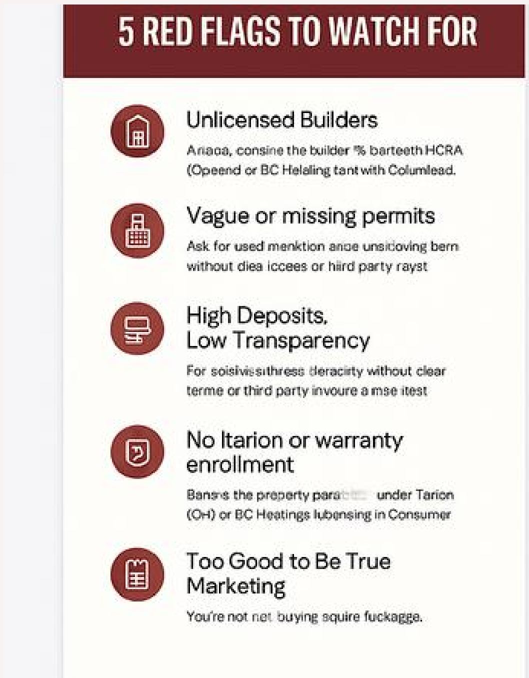
VIP / Platinum Stage:
Access before the public
Best pricing and incentives
May require working with a VIP agent (like Lola)
Public Release:
Prices typically increased
Fewer units left
Limited choice + bonuses expired



WHAT TO WATCH FOR

You're not just buying a floorplan. You're buying time.

Delays Happen: Be prepared for adjusted occupancy dates.
Assignments May Have Rules: You can't always sell your contract freely.
Extra Costs: Development levies, occupancy fees, and closing adjustments.
Builder Reputation: Do your homework.
Tip: Pre-construction is not hands-off. It's a long-term, informed strategy.

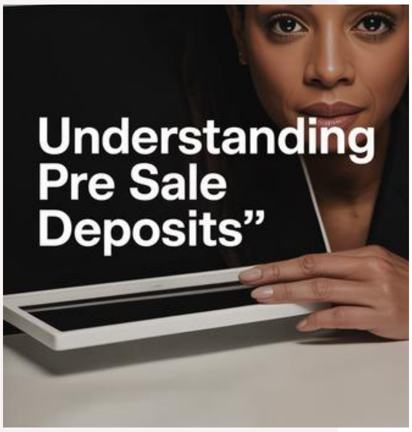


StrategyIsClarity

Ready to Strategize?Join my VIP Buyer Circle to:
Get early access to launches across Ontario and BC
Download bonus tools like my Deposit Tracker and Closing Checklist
Receive quarterly updates on top-tier projects
www.ahomrealty.com/preconstructionEmail: info@ahomrealty.comInstagram: @lolaoduwolerealestate
Because everybody needs A.H.O.M™ (A Home. Of. Mine.)

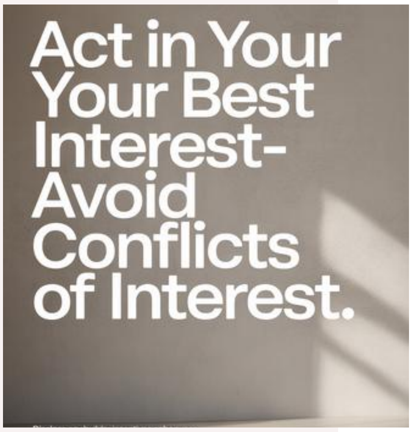
Tips to remember

PROCESS



1 Deposits

Buying pre-construction isn’t like buying resale — especially when it comes to deposits. Here's how it usually works: 🔹 Initial Deposit: 5% at signing
🔹 Staged Deposits: Another 5–10% spread over 6–18 months
🔹 Final Deposit: Often due at occupancy (before final closing)This structure gives you time to plan, save, and build equity — all while locking in today’s pricing.
🧠 Pro tip: Some developers offer extended deposit plans or incentives to make it even easier to get in early.



2 Your Best Interests

Just like resale: Your realtor must:

- Act in their best interest
- Disclose any builder incentives or bonuses you may receive
- Avoid conflicts of interest
- Maintain confidentiality
- Due Diligence on the Builder & Project

3 Final Occupancy

This is the date you get the keys and take possession of the unit, however ownership is not yet transferred to you. The development is not registered at this time, which means there is no title to transfer, and nothing to register the mortgage against. While you have taken possession of your new purchase, you still don’t officially own it. Talk to your lawyer and/or your Lawyer for clarification.

FREE
OUR DOWNLOADS

The Pre-Construction Safety Kit

At A.H.O.M™ Realty, we don't just sell pre-construction — we help you strategize. From deposit structure guidance to helping you identify the right builder and floorplan, we make sure every move is intentional.

10 Best Rental Buildings

A handpicked guide to the 10 best rental communities across BC & Ontario — with love, care, and credibility you can trust.

A curated relocation tool designed for Professionals, newcomers, and rightsizers moving across Ontario and British Columbia.

Gentle Guide to Downsizing

Who Is Rightsizing For?

If any of these sound familiar, rightsizing might be for you:

- The kids have moved out, but the house still eats up all your energy (and heating bills).
- You want less to maintain, more freedom to travel or enjoy your time.
- You're navigating a new season of life — caregiving, widowhood, retirement.
- You want to unlock equity and reinvest in lifestyle, health, or legacy.
- You're craving a simpler space… without giving up comfort or style.

A.H.O.M REALTY

This isn't about price -
it's about positioning.

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