



# Welcome Home

A GUIDE TO YOUR NEW TRUMAN HOME





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# Congratulations

ON THE PURCHASE OF YOUR  
NEW TRUMAN HOME!

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## HOMEOWNER RESPONSIBILITIES

Your journey to Live better® starts now with your new Truman home. Congratulations on this exciting purchase, and welcome to the ultimate, elevated living experience.

Before settling into your new home, it's important to be aware of key homeowner responsibilities and to take the necessary steps to ensure a smooth transition. Once you receive your Possession Letter, which outlines your walkthrough and possession details, you can finalize your legal, financial, and moving arrangements.



## LEGAL RESPONSIBILITIES

### Timely Legal Arrangements

It's essential to secure legal representation promptly, ensuring that your chosen legal representative is an Alberta lawyer, licensed to practice in the province. Keep in mind, your lending institution typically requires your lawyer's details a minimum of 30 days before possession.

### Appointment with Lawyer

Schedule an appointment with your lawyer as soon as you receive your possession letter to prevent any delays that can result in holding costs and/or additional interest charges. Once you have secured your mortgage and received the possession letter, you can finalize details with your lawyer.

### Statement of Adjustments

Truman will equip your lawyer with the final statement of adjustments, ensuring clarity and transparency.

### Document Finalization

Your lawyer will coordinate a suitable time for you to review and sign off on all closing documents.



## FINANCIAL RESPONSIBILITIES

### Lender Details

Provide your lending institution with all necessary details, including the home's finalized price (*contract purchase price plus any additional extras if applicable*), the possession letter, and law firm information to forward the mortgage instructions to.

### Mortgage Instructions

Approximately a month before you take possession, your lender will communicate mortgage specifics to your chosen law firm.

### Settlement of Fees

During your closing appointment, you will be required to pay any remaining deposits and cover the legal fees and any associated disbursements.



## HOMEOWNER'S INSURANCE

It's advisable to set up your Homeowner's Insurance immediately after receiving your possession letter, since your lender will need verification of insurance before disbursing the funds. Ensure your insurance coverage is set to start on your possession date, and that your lender receives the insurance binder prior to the closing process.

### Quote Gathering

Shop around by sourcing insurance quotes from various providers. Especially consider inquiring with your current car insurer, as they often offer bundled discounts when combining homeowner's and car insurance policies.

### Policy Details

If you own a single-family home, duplex, or street town, ensure you're covered with "whole home" insurance. For condo apartments or condo townhome purchases, please acquire "contents" insurance.



## PROPERTY TAXES

The City of Calgary provides a "TIPPS" program for those interested in monthly tax payments. You can set this up either directly with the city or online at TIPP ([calgary.ca](http://calgary.ca)) - Request an agreement to join.

### Assessment & Responsibility

The Municipality determines property taxes. From your Date of Possession onwards, these taxes are your obligation.

### Closing Adjustments

During your final meeting with your law firm, any property tax adjustments will be discussed and settled.

### Prior Payments by Builder

If property taxes for either the "Land" or both "Land and Home" have been previously paid by the builder for the year, your lawyer will make the necessary adjustments in your Statement of Adjustments.

Remember, you'll need to cover any outstanding property tax for the part of the tax year during which you'll live in the home. Ensure you're prepared to settle this when finalizing the purchase.





## UTILITIES

Your utility needs will vary depending on the type of property you've purchased:

- For single-family homes, duplexes, street townhomes & condo townhomes, ensure arrangements for water/sewer, gas, and electricity.
- For condo apartments, you will only be required to set up electricity.

### Timely Setup

You will need to have utilities in place before you take possession of your new home. Consider that most utility providers recommend a 3-4 week notice to guarantee a seamless transition to your new home.

### Your Responsibility

Truman does not oversee utility setups; thus, it falls on homeowners to coordinate with the respective utility companies. Note that some utility companies might have a setup charge or request an initial deposit.

### Selecting a Provider

Refer to the list of commonly used local service providers in Calgary below.



1-866-420-3174



403-310-2010



403-219-8600



## WASTE & RECYCLING

The City of Calgary handles new property setups for waste and recycling services for single-family homes, duplexes, and street towns.

By contacting the city helpline at 3-1-1, you can request waste and recycling bins and obtain information about the designated collection days for your area.

If you've purchased a condo apartment or condo townhome, your condo board will provide you with waste and recycling details specific to your building.



## TELEPHONE, CABLE & INTERNET

Contact your preferred telephone, internet and cable provider to discuss setting up a new connection or line for your home.

### Scheduling

Please note that services can't be activated before, or on the exact day of possession, given that many providers necessitate a full-day window for setup. Arrangements with prominent providers like Shaw or Telus often require advance scheduling, potentially up to a month.

### Fees and Deposits

Some providers may charge an initial setup fee or ask for a deposit. These expenses are the homeowner's responsibility.

### Provider Options

Refer to the list of commonly used service providers in Calgary for your convenience.



403-310-3100



403-716-6000



## MAIL & POSTAL SERVICES

For those who have purchased a single-family home, duplex, or street townhome, please reach out to Canada Post to determine the location of your community mailbox and where you can collect your mailbox keys. If you've bought a condo, you'll find your mailbox located within the building's lobby.

Be prepared to provide valid identification when collecting your mailbox keys. A signature will be required upon receipt. On certain occasions, Canada Post might also request a copy of your property purchase contract to verify your new address. For those interested, Canada Post offers "change of address" packages available at their postal outlets, as well as mail forwarding services.

Should you have further inquiries, Canada Post is reachable at 1-800-267-1177 or online at Canada Post.



## SEASONAL WORK

The season in which your possession date falls can impact the finalization of your home's exterior elements. Weather conditions might affect tasks such as landscaping (*trees and sod if applicable*), concrete work (*driveways, sidewalks, garages & garage pads*), final grading, or exterior painting and touch-ups.

Seasonal work will commence as soon as weather conditions and scheduling constraints allow, ensuring quality and durability.



## HOMEOWNER'S ASSOCIATION

Certain communities operate with a Homeowner's Association and may have associated fees. Homeowners are responsible for covering any associated fees as outlined by the community's guidelines. During your interactions with your lawyer, they will clarify if your chosen community is governed by an HOA.



## CONDOMINIUM FEES *(if applicable)*

If applicable to your property, condo fees are the responsibility of the homeowner. They are required to be paid monthly to the condo manager.



## MOVING

As your possession date approaches, it's a great idea to begin your search for a reliable moving company. Online platforms and resources can assist in identifying trustworthy movers tailored to your needs.

Please note, Truman's policy restricts early access to the property for storage purposes. Ensure all your possessions are scheduled to move in only from the official possession date onward.



