



# Your Financial Tool Kit

Developed by the Financial Consumer Agency of Canada, the Investor Education Fund and l'Autorité des marchés financiers



## Costs involved in buying and maintaining a home

To figure out what you actually spend, use this worksheet to enter your monthly expenses. You'll get more accurate figures if you've been tracking your expenses for a few months.

One-time expenses	Estimated one-time expenses
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### Before moving in

Down payment	<input type="text"/>
Legal fees	<input type="text"/>
Deposits to builders (if applicable)	<input type="text"/>
Real estate fees (if applicable)	<input type="text"/>
Closing costs (prepaid property taxes, utilities, etc.)	<input type="text"/>
Land transfer taxes (if applicable)	<input type="text"/>
Home inspection	<input type="text"/>
Up-front mortgage costs (e.g., appraisal fees, default insurance premiums if not included in mortgage payments, etc.)	<input type="text"/>
Moving expenses/storage expenses	<input type="text"/>
Other expenses (e.g., soil or water analysis, foundations, etc.)	<input type="text"/>

### Shortly after moving in

Hook-up costs (cable, satellite, phone, Internet)	<input type="text"/>
Basic furniture, appliances, window coverings, tools	<input type="text"/>
Repairs and other items needed on moving in	<input type="text"/>
Other expenses:	<input type="text"/>
<b>TOTAL one-time costs</b>	<input type="text"/>
Subtract the amount of money you have already saved	<input type="text"/>

Balance to be saved	<input type="text"/>
Divide by the number of months before your home purchase	<input type="text"/>
Monthly savings target for budget	<input type="text"/>

Ongoing expenses	Estimated monthly expenses
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**Regular home ownership expenses**

Mortgage payments	<input type="text"/>
Mortgage loan (default) insurance (if required and not included in mortgage payments)	<input type="text"/>
Repayment of RRSP withdrawal under the Home Buyers' Plan (if applicable)	<input type="text"/>
Mortgage life/disability insurance (if not included in mortgage payments)	<input type="text"/>
Home/property insurance	<input type="text"/>
Heat/electricity	<input type="text"/>
Water/sewer	<input type="text"/>
Telephone/Internet	<input type="text"/>
Cable/satellite	<input type="text"/>
Property taxes (if not included in mortgage payments)	<input type="text"/>
School taxes (if paid separately from your property taxes)	<input type="text"/>
Condominium fees (if applicable)	<input type="text"/>
Cleaning supplies/service	<input type="text"/>
Other day-to-day expenses:	<input type="text"/>

**Occasional home ownership expenses** (divide by 12 for a monthly number)

Landscaping/lawn service	<input type="text"/>
Snow removal service	<input type="text"/>
Additional furniture and appliances	<input type="text"/>

Other occasional expenses	
Monthly ongoing expenses (Use this total and enter it into your monthly budget)	