



“ The right way to buy
and sell Real Estate
in Kamloops. ”



IMPORTANT RESOURCES

Mortgage Broker _____

Lawyer _____

Notary _____

Insurance _____

Home Inspector _____

Movers _____

Cleaners _____

Staging _____

Utilities

Hydro _____

Fortis _____

Shaw _____

Telus _____

City of Kamloops – Property Taxes _____



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KAMLOOPSHOMESFORSALE.COM



Buyer & Seller Guide

Everything you need to know about buying and selling your home.

The Hough Bros

RE/MAX REAL ESTATE
KAMLOOPS

THE HOUGH BROS

KAMLOOPS REAL ESTATE



MISSION

To modernize and progress the experience of buying and selling real estate by cultivating a spirit of collaboration, innovation, and integrity.

AVAILABLE
24/7



THE HOUGH BROS™

Over the years, The Hough Bros™, Tyrel and Torrey, have helped hundreds of people successfully buy and sell their homes in Kamloops and surrounding areas. As one of RE/MAX Kamloops' Top Real Estate Teams and Most Accomplished, they are thrilled at the opportunity to help you make one of life's largest transactions.

With nearly 20 years of experience helping clients buy and sell real estate, Tyrel and Torrey are incredibly well-versed in the city's market history and current conditions. With their team approach and extensive experience, they bring an unparalleled level of care to their clients to help them make the best possible decisions for the best possible outcome.

An unmatched devotion to their clients is underscored in the referral rate that makes up the majority of their business. Tyrel and Torrey believe that the highest currency is their clients' trust, and they operate with that in mind in every aspect of their business.

"The best part of our job is knowing we've made the complex process of buying and selling real estate a rewarding experience for each and every client."

Kamloops born and raised, The Hough Bros™ is a family run business, with Trudy (Mom) as the full-time client care liaison and assistant.



Remax Hall of Fame



Remax Executive



Remax 100% Club



Remax Platinum Club

Awards

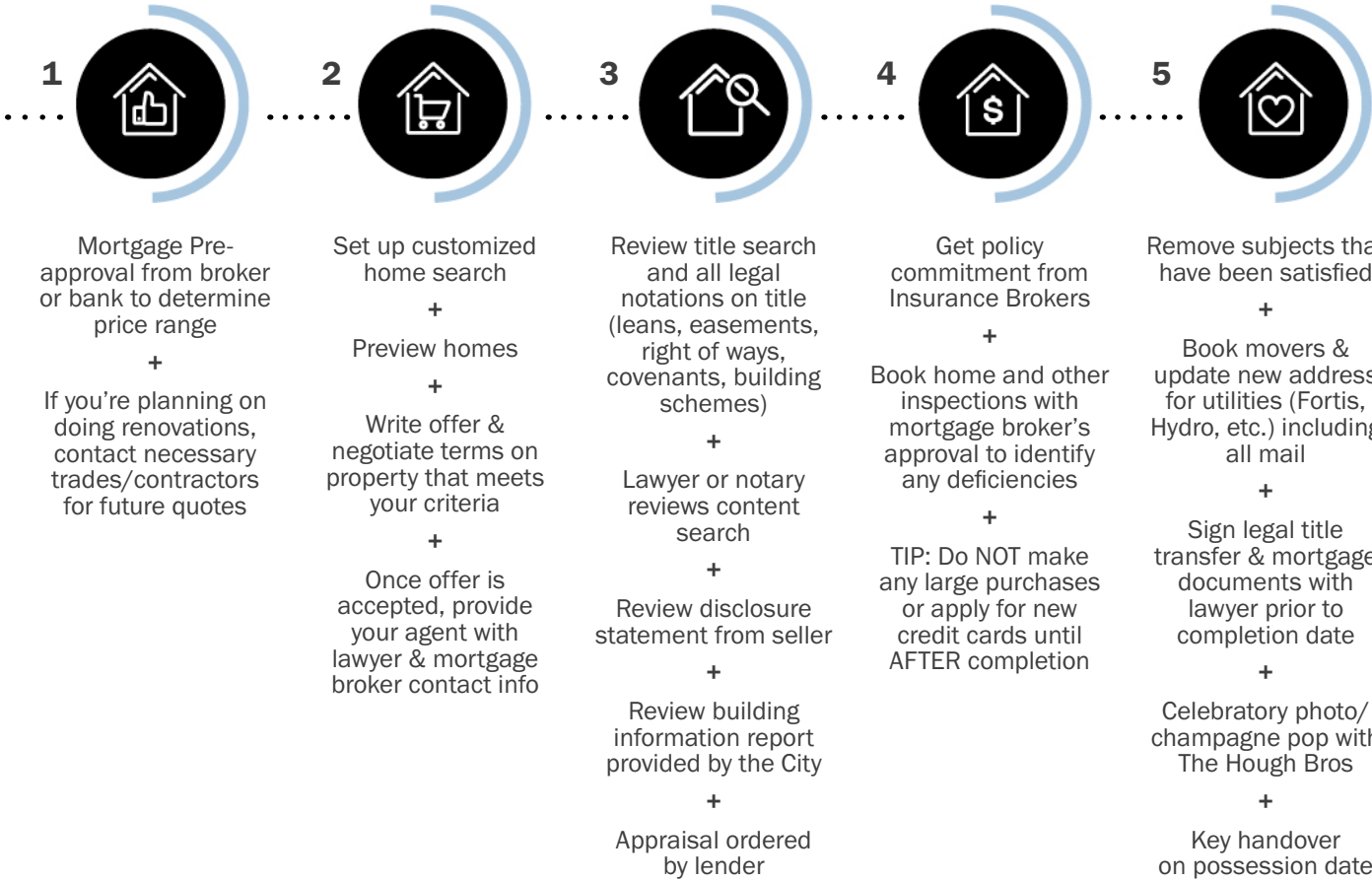
“ We came to The Hough Bros to buy our first home. They took the time to help us understand every aspect of the process and made buying a new home easier than we expected. They were more than Realtors to us – it was like dealing with good friends. We would highly recommend them to any new home buyer. ”

BUYER REPRESENTATION

As a buyer, you’ll encounter a multitude of considerations when searching for and purchasing a home.

Let us help - from deciding on a list of essential features for your new home, to working with inspectors, lenders, and appraisers, we as your Buyer’s Representative coordinate it all for you. Guiding you through one of the most complex transactions you’ll ever undertake and helping you avoid bad investments or properties that pose challenges for resale.

THE BUYER PROCESS



CLOSING COST INFORMATION

Some things to consider above and beyond a deposit are the closing costs. Below is a list of items you will need to factor into your budget:

1. Lawyer / Legal Fees - The current market cost for a Notary is approx. \$1,200
2. Property Transfer Fees - 1% on the first \$200,000, 2% on the balance up to \$2,000,000, 3% on value above \$2,000,000
*Some exemptions may apply to first-time home buyers
3. GST - 5% of the sale price on new construction only **Potential for rebate on new construction*
4. Property Inspections - approximately \$600-\$700 or more depending on type of inspection
Ex: Termite inspection, home inspection, septic inspection, well inspection, pool/hot tub inspection, structural inspection, etc.
5. Property Taxes - Amount will vary depending on the time of year of purchase. Lawyer or notary will confirm exact amount on Statement of Adjustments.
6. Down Payment - Minimum 5% , varies depending on bank requirements.
7. Canadian Mortgage Housing Corporation (CMHC) Fees - Will vary depending on your down payment amount, but can be built into your mortgage. Consult with your lender.

**Closing costs will vary and are subject to change.*

SELLER REPRESENTATION

The property you’re about to list may represent much more than an investment.

To many people, their real estate represents a prized asset, and many have spent great effort and countless hours updating and renovating with the goal of increasing value. As your listing agent, we recognize and acknowledge this reality, and we always ensure our marketing efforts and negotiation strategies reflect the importance of your property’s sale.

After viewing your property, we’ll conduct a thorough comparative market analysis against a multitude of similar properties available in the area. This important research allows us to pinpoint the accurate price range that will sell your property for its maximum value

As your listing agent, we help you understand contract contingencies and guide you through the process to closing so that there are no hitches when it comes time to proceeds being paid out.

MARKETING

Our fulsome marketing approach targets all applicable platforms so your home gets in front of the most amount of buyers’ eyes possible. On top of Kamloops-specific real estate web advertising, Multiple Listing Service (MLS), we broadcast your property on the Real Estate Channel (www.realestatechannel.ca), North America’s premiere real estate video syndication network. This platform pushes your home for sale to some of the biggest real estate and social media websites. Sites like YouTube, Facebook, and Twitter will advertise your home for sale 24 hours a day, 7 days a week. By showcasing your property on the largest platforms available, we provide maximum exposure for your home.



Social Media

An essential part of our marketing for your home, as it captures yet another arena of potential buyers’ eyes. We create custom posts for Facebook and Instagram using professionally shot photos and videos.



Professional Photography

Photos are your property’s first impression and first opportunity to spark interest. We believe it’s imperative that the photos of your home be professionally shot in order to entice serious buyers and showcase your property’s full potential – at no additional cost to our clients.



Open Houses

Open houses are an additional service we offer and can be a great method of showcasing your home to a wide variety of local buyers in the right circumstances.



Support System

To ensure every detail of the process is handled with the utmost care and professionalism, we make ourselves available 7 days a week, along with our fulltime client care liaison and assistant.

“ True professionals. They handled every step of our sale and resulting purchase with an integrity that is rarely seen. We can’t say enough about their quality of service. ”



THE SELLER PROCESS

