

First-Time Home Buyer's Moving Guide: From Closing Day to Settling In

Before Closing Day (Planning & Prep)

Understand Closing & Paperwork

- ☐ Confirm your closing date and understand that keys and access are only provided on closing day.
 - ☐ Review all closing documents: deed, mortgage papers, property tax info, home insurance confirmation.
 - ☐ Schedule a final walkthrough: check that everything promised in the contract is delivered, including repairs and appliances.
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Financial Planning for First-Time Buyers

Create a moving budget, factoring in:

- ☐ Moving company fees, packing supplies, and insurance
 - ☐ First-time homeowner expenses: window coverings, minor repairs, tools
 - ☐ Unexpected costs like storage, temporary accommodations, or last-minute purchases
 - ☐ Know your mortgage schedule and coordinate funds for closing and moving costs.
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Booking Movers & Scheduling

- ☐ Hire licensed and insured movers familiar with Ontario's regulations.
 - ☐ Book early! First-time buyers often close at peak times (month-end or spring/summer).
 - ☐ Confirm residential moving services, truck size, moving equipment, and whether movers handle specialty items (pianos, pool tables, fragile electronics).
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Utilities & Services

- ☐ Schedule transfers: electricity, gas, water, internet, cable.
 - ☐ Update addresses for: banks, credit cards, insurance, subscriptions, mail forwarding.
 - ☐ Learn how to set up accounts in your name for the first time, and take note of activation times.
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Packing & Supplies

- ☐ Start packing non-essential items early.
 - ☐ Collect packing supplies: boxes, tape, bubble wrap, furniture blankets, markers.
 - ☐ Begin decluttering: sell, donate, recycle, or discard items.
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Moving Binder / Digital Folder

- ☐ Track all moving documents: contracts, receipts, inventory sheets, checklists, and emergency contacts.
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One Week Before Move (Preparation)

Room-by-Room Packing Checklist

- ☐ Kitchen: appliances, non-essential cookware, pantry items
 - ☐ Living Room: décor, books, electronics, picture frames
 - ☐ Bedrooms: off-season clothes, décor, extra bedding
 - ☐ Bathrooms: extra towels, toiletries
 - ☐ Office/Study: files, electronics, stationery
 - ☐ Label each box clearly: Room + Contents + Fragile.
 - ☐ Colour-code boxes by room or family member.
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Essentials Box

- ☐ Snacks and water
 - ☐ Toiletries and medications
 - ☐ Phone chargers, electronics, and keys
 - ☐ Basic tools: screwdriver, scissors, tape
 - ☐ Flashlight and first-aid kit
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Confirm with Moving Company

- ☐ Reconfirm arrival time, truck size, parking, and elevator access if applicable.
 - ☐ Provide instructions for stairs, narrow roads, or fragile items.
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Closing Day

Final Walkthrough

- ☐ Inspect every room: appliances, plumbing, doors/windows, heating/cooling systems.
 - ☐ Take photos for personal records.
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Keys & Access

- ☐ Collect all keys, garage remotes, mailbox keys, alarm codes, and Wi-Fi router.
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First-Time Buyer Tips

- ☐ Make a list of immediate tasks: utility activation, changing locks, setting up insurance.
 - ☐ Review homeowner responsibilities (taxes, insurance, local rules).
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Moving Day

Preparation

- ☐ Start early: have breakfast and stay hydrated.
 - ☐ Keep valuables, documents, and jewelry with you.
 - ☐ Assign family/friends to supervise children and pets.
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Directing Movers

- ☐ Indicate fragile or specialty items.
 - ☐ Direct movers to specific rooms for each box/furniture item.
 - ☐ Use the inventory sheet to track items loaded onto the truck.
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Final Home Walkthrough

- ☐ Check all closets, cabinets, attic, basement, and garage.
 - ☐ Turn off lights, lock doors, remove trash, and leave keys where visible.
 - ☐ Double-check inventory is complete.
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Arrival at Your New Home

Initial Setup

- ☐ Test utilities: electricity, water, gas, heating/cooling.
 - ☐ Test appliances: fridge, stove, washer/dryer, dishwasher.
 - ☐ Open windows for ventilation if needed.
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Directing Movers

- ☐ Assign rooms for boxes and furniture either physically or with any sticky notes.
 - ☐ Unpack essential items first: kitchen, bathroom, bedroom.
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Damage & Inventory Check

- ☐ Compare delivered items to your inventory list.
 - ☐ Photograph any damage for insurance or claims.
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First Night Essentials

- ☐ Set up bed and bedding for a comfortable night.
 - ☐ Unpack bathroom and kitchen essentials.
 - ☐ Test smoke and carbon monoxide detectors.
 - ☐ Check locks, outdoor lighting, and home security.
 - ☐ Create a safe space for pets or children.
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Extras for First-Time Families & Pets

- ☐ Safe zones for children and pets during unpacking.
 - ☐ Keep comfort items handy: toys, bedding, food.
 - ☐ Plan meals and snacks to reduce stress.
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After Moving

Unpacking Strategy

- ☐ Prioritize: kitchen, bathrooms, bedrooms.
 - ☐ Organize closets, drawers, and cabinets.
 - ☐ Label and arrange storage bins for easy access.
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Home Maintenance & Safety

- ☐ Check HVAC filters, water heater, plumbing, electrical outlets.
 - ☐ Create a home maintenance schedule for first few months.
 - ☐ Keep basic tools accessible for minor repairs.
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Community & Utilities

- ☐ Introduce yourself to neighbors.
 - ☐ Confirm garbage/recycling pickup, mail delivery, snow removal.
 - ☐ Familiarize yourself with local services: schools, hospitals, grocery stores, banks
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