2026 EDITION




# Outgrown Your Home?

## Here's How to Move Up Without Getting Stuck.

*The honest guide to selling and buying at the same time on Vancouver's Westside and in Richmond.*

BY

**Sam Juergens**

Sam Juergens Personal Real Estate Corporation

Associate Broker · REALTOR® · Licensed Property Manager

BROKERED BY OAKWYN REALTY LTD.




## Sam Juergens

Associate Broker · REALTOR®
Licensed Property Manager
Vancouverite since 1989


### ABOUT SAM

A full-time REALTOR® and Associate Broker, licensed since 2013, a former Managing Broker who trained other agents in contracts, compliance and risk, and a Vancouverite for nearly 40 years.

He reads every document with a regulator's eye and explains it like an expert friend. Sixteen of the twenty-eight five-star reviews and testimonials clients have written about working with him describe a move up. It's the move he knows best, and the one he's made himself.

### THIS GUIDE IS FOR

Families in a condo or townhome who need more room and don't want to end up owning two homes, or none.

WELCOME

# Before You Start

*The honest guide to selling and buying at the same time on Vancouver's Westside and in Richmond.*

Whether to sell first or buy first, how the money really works, how to line up the dates, and where the next chapter lives. Written for families in a condo or townhome who need more room and don't want to end up owning two homes, or none.

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*Clarity, care, and zero pressure.*



KITSILANO BEACH, LOOKING ACROSS TO THE NORTH SHORE



# Start Here: The Question Every Growing Family Asks

Almost every family who calls me about moving up opens with the same question, usually in the first two minutes:

> *"Do we sell first, or buy first?"*
>
> Right behind it come the other four.
>
> *"Will the dates line up?"*
>
> *"Will we even find what we're looking for?"*
>
> *"Can we actually float this?"*
>
> *And the quiet one nobody says out loud: "How do we do this with kids, jobs and a life already in motion?"*

Here's the thing. Those five questions are really one question: how do we get from the home we've outgrown to the home we need, without being stuck with two homes or none in between?

That's what this guide answers. Not in theory. In the order you'll actually face it: the sequence, the money, the dates, the neighbourhood, the mistakes, and what it looks like when it goes well.

One more thing before we start. A move is a life decision before it's a financial one. The right sequence and the right street matter more than timing the market. I'll give you the numbers where they help. The rest is about how you want the next ten years to feel.

### A note on where we are right now

Greater Vancouver is a buyer's market as I write this. About 9.5 months of supply, and benchmark prices down 5 to 7 per cent on the year depending on the type of home (Greater Vancouver REALTORS®, September 2026).

For a family moving up, that cuts both ways. The home you're selling is worth a little less than it was. So is the one you're buying, and there's more to choose from. When you sell and buy in the same market, what matters isn't the headline number. It's the gap between the two, and the sequence you use to cross it.

**9.5**
months of supply. A buyer's market.

**5 to 7%**
benchmark prices down on the year

Source: Greater Vancouver REALTORS®, September 2026.

# Sell First or Buy First?

Let's compare and contrast. There are two ways to do this, and both work. The difference is which risk you'd rather carry.

OPTION ONE

## Sell First.

You list your current home, accept an offer, and then shop with a firm number in hand. You know exactly what you have to spend. Your offer on the next place is clean, with no "subject to the sale of our home" clause that sellers push to the bottom of the pile.

THE RISK

You might sell before you've found the next one, and need a bridge. A longer completion date on your sale (60 to 120 days is common and negotiable) buys you that time. Worst case, a short-term rental and a storage unit for a couple of months. Not fun, but survivable, and far cheaper than the alternative.

OPTION TWO

## Buy First.

You find the house, write the offer, and then sell your current home. You never move twice. You never miss the right house because your place hasn't sold.

THE RISK

You now own two homes until the first one sells, and in a buyer's market that can take longer than you planned. If your sale comes in lower than you budgeted, the gap lands on you. If it doesn't sell by your completion date, you need bridge financing, and bridge financing usually requires a firm sale contract to exist in the first place. Ask your lender exactly what they'd need before you count on it.

THE MIDDLE PATH

## Subject to Sale.

You write an offer on the new home that's conditional on selling yours within a set window. It protects you from owning two. The honest trade-off: in a market with lots of choice, many sellers accept a subject-to-sale offer only with a time clause that lets them keep showing and bump you if a cleaner offer arrives. It works best when your current home is already prepped, priced right and ready to list the day your offer is accepted.

# My Honest Call

## *Frankly, I'd always recommend sell first. Especially right now.*

The home most upsizers are selling is a condo, and condos are the softest part of this market: apartment sales were down 18.6 per cent on the year in September while detached sales were up 4.2 per cent (Greater Vancouver REALTORS®, September 2026). You're selling into the slow segment and buying into the firmer one. That makes the sell-first discipline matter more than usual, not less.

**−18.6%**

apartment sales on the year, September 2026. The segment most upsizers are selling into.

**+4.2%**

detached sales on the year, September 2026. The firmer segment most upsizers are buying into.

Source: Greater Vancouver REALTORS®, September 2026.

WHEN BUY FIRST CAN MAKE SENSE

All three have to be true:

1. Your current home is in a building or on a street where homes are moving quickly.
2. You have the financial room to carry both for several months without strain.
3. Your lender has confirmed in writing what bridge financing would look like for you.

If all three are true, we can talk about it. If any one isn't, sell first.

THE THREE PATHS, IN ONE LINE EACH

**Sell first**
Firm number in hand. Clean offer. The risk is a gap you can bridge with a longer completion.

**Buy first**
Never move twice. The risk is owning two homes, and bridge financing that needs a firm sale.

**Subject to sale**
Protects you from owning two. Sellers may keep showing and bump you for a cleaner offer.

> *Whatever you choose, the decision is yours. I'll lay out both plainly for your situation, with the risks named. Then you decide.*

# Can We Float It? The Money of the Move-Up

"Can we financially float it?" is the question families lose sleep over. So let's put real numbers beside it, with the caveat that your lender runs your numbers, not a guide.

## The gap.

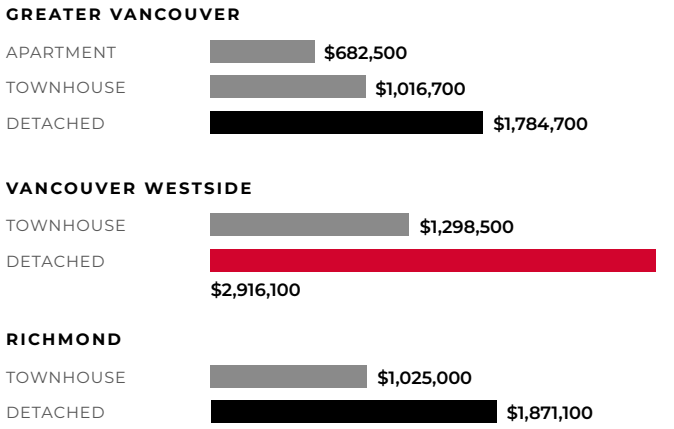
The move-up gap is the difference between what you net from the sale and what the next home costs, plus the costs of doing both. Netting the sale means the sale price minus your remaining mortgage, any payout penalty, commission, legal fees and GST on commission. Your lawyer or notary gives you the exact figure. Most families guess high on the net and low on the costs. Do it the other way around.

## What the numbers look like right now.

Benchmarks for Greater Vancouver in September 2026 (Greater Vancouver REALTORS®): apartment $682,500, townhouse $1,016,700, detached $1,784,700. On the Westside the detached benchmark was $2,916,100 and townhouse $1,298,500; in Richmond, detached $1,871,100 and townhouse $1,025,000.

So a typical Westside move-up from a condo to a townhome, or from a townhome to a house, is a gap measured in the mid six figures to well over a million dollars before costs. That's the honest scale of it, and it's why the sequence matters.

BENCHMARK PRICES · SEPTEMBER 2026




Bars to scale. Greater Vancouver REALTORS® benchmark prices, September 2026.

THE HONEST SCALE OF A WESTSIDE MOVE-UP

*Condo to townhome, or townhome to house, is a gap measured in the mid six figures to well over a million dollars before costs. That's why the sequence matters.*

# The Payment, and the Costs People Forget

## What the payment looks like.

With the best five-year fixed rates around 4.59 per cent insured and 5.09 per cent uninsured in mid-October (nesto, October 16, 2026), and a 25-year amortization, the approximate monthly payment with 20 per cent down (so the uninsured rate applies) looks like this. These exclude property tax, strata fees, insurance and any mortgage insurance premium. Your lender's number will differ. Use these to picture the shape of it, not to plan on.

**about $4,770**
a month on the Greater Vancouver townhouse benchmark

**about $8,380**
a month on the Greater Vancouver detached benchmark

**about $13,690**
a month on the Westside detached benchmark

## The costs people forget.

### Property transfer tax on the purchase
A provincial tax calculated on the price; your lawyer confirms the amount and any exemption.

### Legal fees twice
Once for the sale and once for the purchase.

### Moving
And often two moves if you bridge.

### Mortgage payout penalty
If you break a fixed term, which can be significant; ask your lender for the figure in writing before you list.

### Possible rate change
If your current mortgage was set in the low-rate years, the new one will cost more per dollar borrowed. Many lenders let you port a mortgage to a new home and blend the rate. Ask. It's one of the most useful questions a move-up family can put to a lender, and one of the least asked.

## The renewal question.

A lot of families moving up right now are also coming off a mortgage set during the pandemic. If your renewal lands inside your move, that's two changes at once. Get the renewal and the new mortgage planned together, not separately.

THE RULE I ASK EVERY FAMILY TO FOLLOW

*Get the financing reality-check done early, before you fall for a house.*

A thirty-minute call with a mortgage broker tells you your real ceiling, what bridge financing would require, whether you can port, and what the payout penalty is. I'll introduce you to a mortgage professional for that call. It's the single step that turns "can we float it?" from a worry into a number.

THE THIRTY-MINUTE CALL ANSWERS

- Your real ceiling
- What bridge financing would require
- Whether you can port, and the blended rate
- The payout penalty, in writing

None of the above is financial, tax or legal advice. It's the map. Your lender, lawyer and accountant give you the exact figures for your situation. Verify every number with them before you act.

# Lining Up the Dates

"Will the dates line up?" They can, and usually do, when they're planned instead of hoped for. Here's how the pieces fit.

TWO DATES, NOT ONE

Every sale and every purchase in BC has a **completion date**, when money and title change hands, and a **possession date**, when you get the keys. They're often a day or two apart. When you're selling and buying together, you're managing four dates, and the goal is simple: complete your sale before, or the same day as, your purchase, and take possession of the new home before you have to hand over the old one.

THE SEQUENCE THAT WORKS · FOUR DATES ON ONE LINE



1 · YOUR SALE

### Completion

Sell with a longer completion, say 60 to 120 days, which gives you time to shop with your number in hand.

2 · YOUR PURCHASE

### Completion

A few days after your sale completes, so the sale proceeds are in your lawyer's trust account before they're needed for the purchase.

3 · NEW HOME

### Possession

Ask for possession on the new home a day or two before you give up the old one.

4 · OLD HOME

### Hand over

That overlap, even 48 hours, is the difference between a smooth move and a frantic one.

## The deposit question.

When your offer on the new home is accepted, a deposit is due, usually within a day or two of subject removal, and it comes from money you have now, not from the sale that hasn't completed yet. Plan for it. Families who've never bought and sold at once are often caught here.

## When they don't line up.

Sometimes the right house appears before your sale completes, or your sale completes before you've found the next one. The tools, in order of preference:

1. Negotiate the dates (sellers often have more flexibility than their listing suggests).
2. Bridge financing through your lender for a short overlap.
3. A short-term rental with your belongings in storage.

All three are routine. None of them is a disaster. The disaster is owning two homes with no plan, and the whole point of this guide is that you won't.

### One BC-specific note

BC has a Home Buyer Rescission Period on most resale homes: a short window after acceptance in which a buyer can walk away for a small fee. It applies to the family buying your home as well as to you buying the next one. It's a few days, and it's one more reason not to treat a sale as final until it's actually firm. Your REALTOR® and lawyer confirm how it applies to your contracts, because the details matter.

WHAT I DO WITH ALL OF THIS

Both sides of your move sit on one plan, with every date on it. The sale's marketing and the purchase search are coordinated by one person, me, so nothing falls between them. No dropped balls. That's the promise, and it's the part families tell me they're most relieved by.

# Where the Next Chapter Lives: Same Money, Different Soul

"Will we actually find what we're looking for?" The families who find it fastest aren't the ones with the longest wish list. They're the ones who've decided how they want a Tuesday and a Saturday to feel. So let's compare and contrast the places where Westside and Richmond families move up to, two at a time.

Benchmarks are Greater Vancouver REALTORS® figures for August 2026 unless noted; Richmond figures are median sale prices from Zealty for September 2026, which is a different measure, so read those as "around."

## Dunbar or Kerrisdale.

This is the one that surprises people. The detached benchmarks are nearly identical. Condos too. Same money, different soul.

| DUNBAR | KERRISDALE |
|---|---|
| **$2,965,600** detached | **$2,931,100** detached |
| **$946,700** condo | **$947,500** condo |

DUNBAR · FOREST-EDGE LIVING

Pacific Spirit Park at the end of the block, Dunbar Street's village with its bakery and single-screen theatre, quiet streets, the R4 RapidBus to UBC one way and the Canada Line the other. It was also the only Westside detached benchmark that rose on the year.

KERRISDALE · THE BRICK-PAVED VILLAGE

The brick-paved village on West 41st: Elm Park, the community centre pool, the arena, long-running shops, and condos above the village for when the grandparents want to be close.

*Dunbar if you want the trees to win. Kerrisdale if you want to walk to everything.*



KERRISDALE · WEST 41ST AT WEST BOULEVARD

## Arbutus or Kerrisdale.

ARBUTUS

**$3,094,900**
detached, now above Kerrisdale's

Arbutus's detached benchmark now sits above Kerrisdale's, at $3,094,900, so the old "priced out of Kerrisdale, try Arbutus" line no longer holds. What Arbutus offers instead is quieter streets, the car-free Arbutus Greenway as the kids' bike route, and Arbutus Station on the Broadway Subway a short ride north, scheduled for late 2027. A big-lot family home in the quiet middle, with a train coming.



— SPANISH BANKS, POINT GREY, LOOKING BACK AT THE CITY



# Point Grey, and South of the River

## Point Grey.

POINT GREY
**$2,615,900**
detached

The beach-and-forest childhood: Jericho, Locarno and Spanish Banks below the house, Pacific Spirit behind it, a slower rhythm on the city's edge.

**Two honest notes.** There's no SkyTrain out here, and no construction funding committed for one. And the Jericho Lands will reshape the neighbourhood over the next 25 to 30 years. Both are worth knowing before you fall for a street.

## Seafair or Steveston.

South of the river, the same West Dyke, two different decisions.

SEAFAIR
**around $2,237,900**
median sale price

The Saturday-morning-at-the-soccer-field neighbourhood: big lots, cul-de-sacs, Hugh Boyd Park's fields, the dyke at sunset.

STEVESTON VILLAGE
**around $1,664,000**
median sale price

The harbour and the festival on your doorstep, Garry Point Park, fish and chips on the dock, a parade down your street on Canada Day.

*Room to grow without leaving the water behind, either way.*

I LIVE IN SEAFAIR, SO ASK ME ANYTHING.

# The Kitsilano Question

Many families moving up are leaving a Kits condo, and the question is whether to stay. A Kits townhome benchmarks at $1,206,700, a detached home at $2,514,100. If the beach after work and the city on foot are the point, staying and stepping up is a real option, and a Kits townhome costs about the same as a Steveston South townhouse (around $1,150,000 on a small sample in July 2026, BCCondos and Homes). City energy or village quiet, at roughly the same money.

*That's the aha moment for a lot of families: the budget was never the constraint. The life was.*

CITY ENERGY OR VILLAGE QUIET

**$1,206,700**
Kitsilano townhome benchmark

*around* **$1,150,000**
Steveston South townhouse, small sample, July 2026

**$2,514,100**
Kitsilano detached benchmark



KITSILANO · YEW STREET AT CORNWALL




KITS CORNER · THE CITY ON FOOT

### A note on today's market

Nearly all of these figures are down on the year, most by 5 to 10 per cent; Dunbar detached and Seafair are the exceptions, each up about 2 per cent. More choice and room to negotiate on the home you're buying. The same is true of the one you're selling. Again: the gap, not the headline.

Sources: Greater Vancouver REALTORS® neighbourhood benchmarks, August 2026; Richmond medians Zealty, September 2026; Steveston South townhouse, BCCondos and Homes, July 2026. Benchmarks, medians and averages are different measures.

# The Mistakes Move-Up Families Make

These are the ones I see most, from more than ten years of helping families do exactly this. None of them is a character flaw. All of them are avoidable.

**1**

### Buying first without a financing plan.

Falling for a house, writing the offer, then discovering what bridge financing requires, or that the payout penalty on the current mortgage is larger than the moving budget. The cure is Page 3: the lender call before the house hunt.

**2**

### Pricing the sale on hope.

The sale price you need to make the plan work is not the same as the price the market will pay. In a buyer's market the home that's priced to the market sells and the home that's priced to the owner's plan sits, and a home that sits for months costs you leverage on both sides of the move. Price to the evidence. I'll show you the evidence.

**3**

### Listing before the home is ready.

The home you're leaving is your biggest asset in this move. Two weeks of prep, paint, decluttering and the right photos change what it sells for. Families in a hurry to start the search skip it, and it costs them real money on the net. Prep first, then list, then shop.

**4**

### Letting one partner's excitement carry the decision.

I learned this one myself. When our first child was on the way, my dad brain kicked in and I went looking for space and a yard. I found a beautiful house a ferry ride from the city, and I pushed for it, even though my wife was on the fence. Within months she wanted to move back, and it took a long, hard stretch to unwind. Today we're in a cozy townhouse in Seafair. Smaller, and everyone's happy.

**Here's the lesson:** when you move, both partners have to be genuinely excited, not just one of you convinced. Otherwise you're setting yourself up for heartache. I say this to every couple I work with, and I mean it.

**5**

### Choosing a neighbourhood off a map instead of a mood.

The map says Dunbar and Kerrisdale are ten minutes apart. The map doesn't say one is forest and one is village. Spend a Saturday morning in each before you decide. Do the school run route at 8:15 on a weekday. Walk to the grocery store. That's how you know.

**6**

### Assuming you've done this before.

You bought once, so you know the process. Mostly true. But a detached home is a different inspection from a condo, a bigger title search, and often a different set of risks: the roof, the drainage, the oil tank, the suite that may or may not be legal. And if you're buying into a strata townhome, the strata documents deserve the same read they got the first time. Bring the same care you brought to your first purchase, and add some.

**7**

### Underestimating the move itself.

Two completions, two sets of keys, possibly storage, possibly a few nights somewhere in between, kids, work, pets. The families who do this well treat the move like a project with a calendar, not an event that happens to them. Page 4 is the calendar.

**8**

### Waiting for the perfect market.

Sell high and buy low sounds like a plan until you notice you can't do both in the same month in the same market. When you sell and buy together, the market mostly washes out. What doesn't wash out is the right sequence, the right street and a family that's ready. Those you can control.

# What Good Looks Like

Here are three of my clients in their own words, from their Google reviews, with names shortened for privacy. Nothing added, nothing invented.

---

**Tee I.**

Sold their Vancouver home and bought a larger house, with me on both sides.

*"Sam was both our selling and buying realtor. During our open house dates, Sam was always early to showing times and was very welcoming with each group that visited our property. He is responsive over text and calls which made the communication really easy between us. Sam is very thorough when it comes to reviewing contracts with us to address any of our questions before signing the contracts. Our sale closed smoothly at a competitive price with Sam taking care of everything for us, we barely have to worry. The buying process was definitely not easy given the limited supply of houses in the current market and the high competition with subject-free overbids. Sam is always so calm and positive, it really kept our spirits up during this process... He's consistently early for open house showings and would even take the time to help us observe the neighborhood. Sam would point out things to look for and provide professional comments on each property."*

---

**Saskia B.**

Used me to sell her first apartment when her family moved up to a townhome, and later to sell the townhome as well.

*"We liked him so much that when we upgraded to our townhome, we used Sam to sell the apartment. This was during the very beginning of the pandemic, and Sam was so on top of the market that he knew exactly when to list our place, and had it sold in a matter of days when the market was super slow. Fast forward to today. We just used Sam AGAIN, to sell our townhouse. We will use him again. And again. And again."*

---

**Melody Z.**

A client for more than ten years, whose family's moves I've guided as they grew.

*"He was very patient and provided guidance over the years as our family evolved which ultimately led to our recent dream home purchase. He's made it such an enjoyable experience."*



FALSE CREEK, FROM GRANVILLE ISLAND

**16 of 28**

five-star reviews and testimonials clients have written describe a move up

**Since 2013**

licensed, full-time REALTOR® and Associate Broker

# How It Usually Goes, Step by Step

Here's the shape of a well-run move-up, so you can picture yours.

**Six to nine months out**

**The first conversation.**
Your family, your timing, your finances. We settle sell first or buy first for your situation, and you make the lender call. You get a written recap of everything we discussed.

**Three to six months out**

**The current home gets prepped.**
Room-by-room advice on what to do and what not to spend on. Pricing grounded in current research. Photos, floor plan, brochure, sign. At the same time, we shortlist two or three neighbourhoods and spend a Saturday in each.

**Listing and sale**

**Every showing covered.**
I'm at every showing, including the fifteen-minute "just looking" ones. Offers come in. We negotiate completion and possession dates that give you room to shop. Real-time updates throughout.

**The search**

**Curated, and written to protect you.**
Curated listings, back-to-back showings on short notice, market research on the spot when the right home appears. The offer is written to protect you, with subjects set correctly and the dates built around your sale.

**After acceptance**

**A clear order of steps, the next morning.**
The next morning you have the contract, the listing and the title search in your inbox with a clear order of steps. Financing first, aiming for unconditional approval before subject removal. Then strata documents or inspection. Then the lawyer.

**Completion week**

**Two completions, coordinated.**
Keys in hand on the new home before you hand over the old one. Everything confirmed, twice.

**After the keys**

**I'm still here.**
For the renovation question, the neighbour question, and the next move, whenever that is.

> *Both sides of your move on one plan, with one person coordinating them.*
>
> THE PROMISE, IN ONE LINE

KEEP THIS PAGE ON THE FRIDGE

# The Move-Up Checklist

Print this one. Tick as you go. Every line comes straight from the pages before it.

I ♥ VANCOAST

## Before you do anything

- [ ] Both partners have said out loud why we're moving and what the next home needs to do for us.
- [ ] We know how we want a weekday and a Saturday to feel in the next place.
- [ ] We've decided sell first or buy first, and we know why.

## The money

- [ ] Lender call done. We know our real ceiling.
- [ ] We know whether we can port our mortgage, and what the blended rate would be.
- [ ] We have the mortgage payout penalty figure in writing.
- [ ] We know what bridge financing would require, even if we don't plan to use it.
- [ ] We've estimated the net from our sale conservatively, with every cost in.
- [ ] We know where the deposit on the new home comes from.
- [ ] We've budgeted for property transfer tax, two sets of legal fees and the move.
- [ ] If a mortgage renewal lands inside the move, it's planned with the new mortgage, not separately.

## The sale

- [ ] Prep plan done: what to fix, paint, declutter, and what not to spend on.
- [ ] Priced to the evidence, not to the plan.
- [ ] Completion date on the sale gives us time to shop.
- [ ] Strata documents, if any, ordered and ready for buyers.

## The purchase

- [ ] Two or three neighbourhoods shortlisted, and we've spent a Saturday in each.
- [ ] Done the school run route at the time it actually happens.
- [ ] Offer dates built around the sale: completion a few days after, possession a day or two before we hand over the old home.
- [ ] Inspection, title search and strata read with the same care as the first time, plus some.

## The move

- [ ] Movers booked for the overlap days.
- [ ] Storage and a short-term stay lined up as a fallback, even if we don't need them.
- [ ] Utilities, mail, schools, insurance switched on a date list.
- [ ] Everyone in the family knows the plan, including the kids.

NOTES · OUR DATES AND OUR SHORTLIST

# How Sam Helps Next

*If you've read this far, you already know more about moving up than most families do when they list. The sequence, the money, the dates, the street. You're ahead.*

Here's how I make the next step easier. We start with the conversation on Page 7: your family, your timing, your finances, and sell first or buy first for your situation. Then both sides of your move go on one plan, with one person coordinating them, so the sale's marketing and the purchase search never drift apart. Your current home gets room-by-room prep advice and pricing grounded in current research. Your offer on the next one is written to protect you, with the dates built around your sale. After acceptance, the contract, listing and title search are in your inbox the next morning with a clear order of steps. I'll introduce you to a mortgage professional early, for the bridge and carrying-cost questions, before any offer is written. And I'm still here after the keys.

I'm a full-time REALTOR® and Associate Broker, licensed since 2013, a former Managing Broker who trained other agents in contracts, compliance and risk, and a Vancouverite for nearly 40 years. I read every document with a regulator's eye and explain it like an expert friend. Sixteen of the twenty-eight five-star reviews and testimonials clients have written about working with me describe a move up. It's the move I know best, and the one I've made myself.

**No pressure, ever. I advise, and the decision is always yours.**

Whenever you're ready, reach out.




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I ♥ VANCOAST

*Real Estate with Integrity and Heart.*

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# Sam Juergens

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Not intended to solicit buyers or sellers currently under contract with another brokerage.

**Market figures:** Greater Vancouver REALTORS® benchmark prices, September 2026 (neighbourhood benchmarks August 2026); Richmond medians Zealty, September 2026; rates nesto, October 16, 2026. Benchmarks, medians and averages are different measures and are labelled as such. Payment figures are approximate and exclude taxes, fees and insurance. Nothing in this guide is financial, tax or legal advice; verify with your lender, lawyer and accountant.

November 2026 edition.