NORTHSIDE
GUELPH

HOMEOWNER JOURNEY

(AFTER FIRMING)

1. COMMUNITY EMAIL UPDATES

After firming, you'll start receiving community update emails from our Service and Warranty Specialist. These updates will keep you informed on everything happening at Northside—from construction milestones to upcoming events and more.

2. CONFIRMING YOUR OCCUPANCY DATE

Your Tentative Occupancy Date automatically becomes your Firm Occupancy Date unless you receive a notice stating otherwise. If no changes to the occupancy date are made, you will not receive a separate notice. If a delay is required, we'll provide written notice at least 90 days in advance.

3. OCCUPANCY FEE DETAILS

Approximately two weeks before your firm occupancy date, our lawyer will send the occupancy fee amount to your lawyer. You will then meet with your lawyer to provide the required post-dated cheques, which they will forward to our lawyer in preparation for occupancy.

4. PRE-DELIVERY INSPECTION (PDI)

About 7 days before your firm occupancy date, you'll have a Pre-Delivery Inspection (PDI). During this appointment, our Service and Warranty Specialist will walk you through your home, explain the various mechanical systems, answer your questions, and ensure everything meets our quality standards.

5. UTILITY AND INSURANCE SETUP

We recommend setting up your utilities before your occupancy date to ensure a smooth transition. Services include hydro, water, internet/cable, and insurance. These homes are fully electric, so no gas account is needed.

6. MOVE-IN DAY (FIRM OCCUPANCY DATE)

On your move-in day, your lawyer will receive a lockbox code from our lawyer. The lockbox will contain your key. Once you receive the code, you're free to access your home and begin moving in.

7. TARION WARRANTY ENROLLMENT

On or shortly after your occupancy date, be sure to set up your MyHome account with Tarion. To complete this, you'll need the Tarion enrolment number found on the Certificate of Completion and Possession, which you'll receive at your Pre-Delivery Inspection.

8. PREPARING FOR FINAL CLOSING

After you've moved in, begin preparing for final closing. This includes securing your mortgage and budgeting for closing costs. The final closing date is determined by the municipality and can be difficult to predict, but we typically provide 1–2 weeks notice.

GRANITE HOMES