

Extra Costs When Purchasing A Home

☞ Legal Fees for services	\$700.00 – \$1200.00
☞ Legal Disbursements (approximate costs for standard real estate transaction)	
☞ Registration Deed/Transfer	\$70.50
☞ Registration Mortgage	\$70.50 per mortgage document
☞ Other documents (ie: Mortgage Discharge, Registration Power of Attorney Forms, Assignment of Rents, etc.)	\$70.50 per document
☞ Search of Title (Fees vary according to search type)	\$130.00
☞ Water Arrears Certificate	\$62.00
☞ Title Insurance (condo/freehold)	\$162.00/\$378.00
☞ Execution / Sheriff's Certificate – done twice	\$11.00 per name (\$44.00 to \$88.00)
☞ Zoning compliance	\$200.00
☞ Miscellaneous: (ie: courier services, photocopies, long distance calls, fax mileage etc.)	\$40.00 estimated average
☞ Estimated TOTAL for disbursements	\$900.00
* Note: Costs are estimated and presumes a title insured transaction. If title is certified costs are subject to change as per provincial legislation, utility company costs, and/or city increases etc. Costs vary with cities and municipalities.	
☞ LAND TRANSFER TAX (see below)	\$1,225.00.00 - \$2,225.00
☞ Selling price \$150,000 - \$250,000	
☞ SURVEY (not necessary for condo or title insured transaction)	\$900.00 - \$1200.00
☞ FINANCIAL ARRANGEMENTS	
☞ Application and/or finders fee (when applicable)	\$150.00 - \$250.00
☞ Appraisal fee	\$150.00 - \$250.00
☞ C.M.H.C. Insurance (necessary when borrowed amount is more than 80% of purchase price)	(5% down payment – 3.75% of borrowed amount) (10%+ down payment – 2.5% of borrowed amount)
☞ OTHER ADJUSTMENTS (Typical examples: fuel oil, property taxes)	
☞ MISCELLANEOUS EXPENSES	
☞ Building Inspection (\$500.00 +)	☞ House Insurance
☞ Moving Fees	☞ Cable Installation
☞ Appliances	☞ Phone Installation
☞ LAND TRANSFER TAX CALCULATIONS	
☞ If property is under \$55,000.00 multiply by \$5.00 per \$1,000.00	
☞ If property is between \$55,000 and \$250,000.00 multiply by \$10.00 per \$1,000 and subtract \$275.00	
☞ If property is between \$250,000.00 and \$400,000.00 multiply by \$15.00 per \$1,000.00 and subtract \$1,525.00	
☞ If property is over \$400,000.00 multiply by \$20.00 per \$1,000.00 and subtract \$3,525.00	

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“REAL ESTATE KEPT REAL”

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All information contained herein is to be used as a guide only and is expected to be verified by the purchaser prior to entering into a contractual agreement with a vendor.