

COLLINGWOOD LAW OFFICE
Barristers & Solicitors
260-3631 No. 3 Road
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BASIC RESIDENTIAL PURCHASE BY INDIVIDUALS:

- ☒ Purchase by Individual (not company or trust)
- ☒ One mortgage from BMO/TD/CIBC/RBC/BNS/NAT Bank/Credit Union
- ☒ Purchase Price \$2 Million or less
- ☒ Buyers are Canadian Citizens / Permanent Residents
- ☒ Documents from real estate office and bank at least 5 business days in advance

| LEGAL FEES | FEES | GST | PST | <i>What's this?</i> |
|--------------------------------------|-------------------|------------|------------|---|
| Legal Fees for purchase and mortgage | \$1198.00 | \$59.90 | \$83.86 | <i>Actual Legal Fees</i> |
| INCLUDED DISBURSEMENTS | | | | |
| File Administration Fee | \$75.00 | \$3.75 | | <i>Costs that we incur for every file that you reimburse us for</i> |
| Trust Administration Fee | \$20.00 | \$1.00 | | |
| Courier Fees | \$72.64 | \$3.63 | | |
| Land Title Office Searches | \$39.30 | | | |
| State of Title Certificate | \$18.71 | | | |
| Land Title Transfer | \$87.36 | | | |
| Transparency Declaration Filing | \$14.73 | | | |
| TOTAL OF ABOVE | \$1,677.88 | | | |

EXCLUDED DISBURSEMENTS - *These are costs that vary depending on your specific circumstances:*

| | |
|---|----------|
| Land Title Mortgage | \$87.36 |
| <input checked="" type="checkbox"/> Only applies if you have a mortgage <input checked="" type="checkbox"/> Does not apply to cash closing | |
| Land Title Assignment of Rents | \$87.36 |
| <input checked="" type="checkbox"/> Only applies if your bank considers this an investment property (rental) <input checked="" type="checkbox"/> Live-in | |
| Software Processing Fee | \$112.00 |
| <i>Software platform fees charged by Soluno. May be higher as some banks use additional online platforms (i.e. Telus) that cost an additional \$20-\$30</i> | |
| Survey / Title Insurance | Variable |
| <i>Required if there's a mortgage and highly recommended regardless</i> | |
| Insurance Binder | Variable |
| <i>Cost for your (or strata) insurance company to issue a certificate to your bank confirming insurance in place</i> | |
| Property Tax Certificate | Variable |
| <i>Each municipality charges their own varying fees to confirm how much taxes and utilities are and whether anything is owing</i> | |
| Strata Corporation Fees | Variable |
| <i>Only for strata properties – every strata's management company charges to issue a mandatory set of certificates required for closing</i> | |

Extras:

Purchase Price above \$2 Million: +\$100 per \$500K or part thereof

Video Signing: +\$500.00 (please contact us - must be approved by us in advance)

Leasehold Property (UBC/SFU): +\$500.00

Less than 5 business days' notice from bank and real estate office or out of town – please call