

COLLINGWOOD LAW OFFICE
Barristers & Solicitors
260-3631 No. 3 Road
Richmond, B.C. V6X 2B9
Tel: 604-674-8896 / 604-434-2977 Fax: 604-434-2967

BASIC RESIDENTIAL REFINANCE BY INDIVIDUALS:

- ☒ Individual owners (not company or trust) and no change in ownership
- ☒ New mortgage from BMO/TD/CIBC/RBC/BNS/NAT Bank/ Credit Union
- ☒ Loan Amount \$2 Million or less
- ☒ Existing mortgage with a major bank or credit union (not private lender)
- ☒ Documents from bank at least 5 business days in advance

LEGAL FEES	FEES	GST	PST	<i>What's this?</i>
Legal Fees for refinance	\$1098.00	\$54.90	\$76.86	<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 Mortgage	\$87.36			
TOTAL OF ABOVE	\$1,551.15			

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

Land Title Assignment of Rents	\$87.36
<input checked="" type="checkbox"/> <i>Your bank considers this an investment property (i.e. rental)</i> <input checked="" type="checkbox"/> <i>Live-in</i>	
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>	
Land Title Discharge	\$37.85
<input checked="" type="checkbox"/> <i>For EACH mortgage/assignment of rents</i> <input checked="" type="checkbox"/> <i>Clear Title</i>	
Documentation fee for each Discharge Form (Form C Release)	\$75.00
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:

Financed amount above \$2 Million: +\$100 per \$500K or part thereof
Each additional mortgage to be discharged: +\$300.00
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