

Typical Residential Real Estate Transactions | Services and Rates

STANDARD FEES:

Resale Home Purchase (includes one mortgage):	\$1,475.00
New Home Purchase (includes one mortgage):	\$1,475.00
New/Resale Condo Purchase (includes one mortgage):	\$1,475.00
Sale Transaction (includes discharge of one mortgage, if any):	\$1,350.00

Third party closing disbursements such as government registration and search fees, system access fees, Title Insurance and Land Transfer Tax are not included. HST is not included.

EXPECTED DISBURSEMENTS:

Title Insurance (paid by the purchaser)

Resale Home Purchase (includes one mortgage): Below \$200,000.00 = \$250.00; \$200,000.01 - \$500,000.00 = \$299.00

New Home Purchase (includes one mortgage): Below \$200,000.00 = \$200.00; \$200,000.01 - \$500,000.00 = \$249.00

New/Resale Condo Purchase (includes one mortgage): Below \$200,000.00 = \$150.00; \$200,000.01 - \$500,000.00 = \$179.00

The above are our providers' 'usual rates'.

LAND TRANSFER TAX (CHARGED BY THE ONTARIO GOVERNMENT AND PAID BY THE PURCHASER)

The following is based on a sliding scale:

0.5% on the first \$55,000.00 of the purchase price; plus

1.0% on the amount over \$55,000.00 up to and including \$250,000.00; plus

1.5% on the amount over \$250,000.00 up to and including \$400,000.00; plus

2.0% on the amount over \$400,000.00.

Under present legislation, first time home buyers may be exempt from Land Transfer Tax (up to a maximum of \$4,000.00).

TITLE SEARCH AND OUT-OF-POCKET DISBURSEMENTS

If the property is title insured, search costs and registration fees, payable to the Ontario Government for use of the land registry system, are approximately \$225.00 (paid by the purchaser). **HST not included.**

If the property is not title insured there are other additional search and government disbursements costs, to an approximate total of \$500.00.

Condominium purchasers may need to add another \$100.00 for the condominium status certificate.

On a sale, registration fees payable to the Ontario Government and HST usually amounts to \$250.00.

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FEE STRUCTURE FOR ADDITIONAL OR VARIATION OF STANDARD WORK:

Due to their nature, certain transactions are subject to additional fees. If applicable, the following may be added to your bill for services.

Receipt of Mortgage Instructions within 72 Hours of closing	\$225.00
Change to Mortgage Documents after Preparation	\$150.00
Preparation of Second Mortgage	\$200.00
Application Name Change	\$150.00
Preparation of Agreement of Purchase & Sale (no real estate agent)	\$650.00 - \$900.00
General Application (Amend PIN)	\$250.00
Survivorship Application	\$175.00
Review of Condo Documentation	\$450.00 minimum
Preparation of Bridge Loan	\$250.00 minimum
Missed or Separate Appointments	\$125.00
Payouts (more than 3 cheques)	\$30.00 each
Direct Deposit into Client Account	\$NC
Certify Cheque from Proceeds of Sale	\$NC
Closing Date Extension (1) after Agreement is firm	\$75.00
Discharge of 2 or more mortgages	\$100.00 each

OTHER REAL ESTATE TRANSACTIONS WORK:

Other than residential real estate transactions of purchase and sale, our firm does all work in the real estate registration field. The following is a summary of some of our fees of the more common transactions. Disbursements (e.g. government registration and search fees, title insurance) and HST are extra.

Preparation of Private Discharge of Mortgage	\$295.00
Assignment of Rents	\$150.00
Survivorship Application	\$395.00 - \$525.00
Application of Power of Attorney	\$150.00
Transfer of Title (e.g. spouse to spouse, for natural love and affection)	\$295.00
Refinance/Re Mortgages	\$1,350.00
Construction Advance (Per Occurrence)	\$295.00

Prices Subject to Change