

SCHEDULE OF FEES

Please find a partial schedule of legal fees below associated with the prep and completion of real estate transactions such as purchases, sales, refinances, and private lending. All amounts are in Canadian dollars and subject to disbursements and HST. For a complete schedule of fees for additional real estate services, please contact our office.

PURCHASES and SALES

Description	Service	Our Fee
Real estate transactions involving the ownership of a property being exchanged between people or companies.	Purchases (without a mortgage) and Sales	
	- purchase/sale price of up to \$749,000	\$499
	- \$750,000 to \$1.24 million purchase/sale price	\$699
	- \$1.25 to \$1.9 million purchase/sale price	\$899
	- purchase/sale price of \$2 million and above	\$1099
	Purchases with a mortgage	add \$399
Possible Add-ons	- Mortgage Discharge	add \$199
	- Unsecured Debt Payout(s)	add \$99 each

REFINANCE

Description	Service	Our Fee
Receiving a revised loan with a modification in interest rate, payment schedule and terms of credit agreement.	Residential Refinance	\$599
	Mortgage Discharge	add \$199
	Unsecured Debt Payout(s)	add \$99 each

PRIVATE LENDING

Description	Service	Our Fee
Receiving funds from someone outside of a financial institution that will offer different rates and payment schedules and who will cater to people on different credit scales	Acting for the lender	\$1599
	Possible Add-ons	
	- Mortgage Discharge	add \$199
	- Unsecured Debt Payout(s)	add \$99 each
	- Assignment of Rents	add \$299
	- Postponements	add \$299

TITLE INSURANCE

Description and Cost

It is important to understand that title insurance is key to protecting any real estate asset. Thus, it is required on all of the above listed transactions. Costs associated with title insurance are separate from legal fees.

Title Insurance Premium* \$150 to \$350

*could be higher based on the purchase price and/or value of the property

Examining Counsel Fees \$150

LAND TRANSFER TAX

Description and Cost

Land Transfer Tax (LTT) is a provincial government tax imposed on a property whenever it is transferred from one owner to another and is paid by the purchaser. LTT is calculated as a % of the purchase price as follows:

Property Value	LTT Rate
Up to and including \$55,000	0.5%
Exceeding \$55,000, up to and including \$250,000	1%
Exceeding \$250,000, up to and including \$400,000	1.5%
Between \$400,000 and \$2,000,000	2%
Exceeding \$2,000,000	2.5%

Note: All of the above-noted fees are exclusive of disbursements for postage, telephone, facsimile, photocopy, software, storage, conveyancing, bank charges and HST, if applicable. Fees and disbursements for such actions may vary depending upon the complexity of each particular matter. Such cases may involve additional fees for review, preparation and/or amendment. Legal fees listed are subject to change without notice. Please contact our office for the most up-to-date information.