

ESTIMATED CLOSING COSTS STATEMENT

PART 1 - Cash Required to Pay Vendor ("Cash to Mortgage")

Purchase Price	205,000.00	
GST on Purchase Price (if applicable)	10,250.00	
Adjustment in favor of Purchaser for Deposit Paid at time of Offer	0.00	
Property Tax Adjustment	0.00	
Equals Adjusted Purchase Price	215,250.00	
Less CMHA	-82,000.00	
Total Part 1: Cash to Mortgage	133,250.00	133,250.00

PART 2 - Land Titles Fees and Other Disbursements

Title Searches	25.00	
Land Titles Charge to Register Mortgage	101.00	
Land Titles Charge to Register Transfer	101.00	
Certified copy of Mortgage	16.00	
Provincial Land Transfer Tax	1,556.25	
Tax Certificate (if applicable)	35.00	
Title Insurance (if applicable)	250.00	
Total Part 2:	2,084.25	2,084.25

PART 3 - Legal Fees and Law Office Charges

Legal fees for Purchase	0.00	
Legal fees on preparation and registration of Mortgage	0.00	
Software transaction charge	0.00	
File Opening, Closing and Storage Fee	75.00	
Copies, faxes, printer, email, phone/ fax long distance, stationery	45.00	
Total Part 3:	120.00	120.00

PART 4 - GST and PST

GST on applicable items	6.00	
PST on applicable items	9.60	
Total Part 4:	15.60	15.60

ESTIMATED TOTAL CLOSING COSTS (Total of 1 - 4 above) 135,469.85

It will be slightly higher than this estimate so buyers should have a letter of preapproval for a 136,000 which would include all estimated closing costs. Please note that there are no lawyer fees as Blair Filyk donates his services free of charge other than the \$120 of clerical fees.