



FEE QUOTE (Purchase – New Build)

Legal Fees: \$999 on purchase price up to \$500,000
\$1,099 on purchase price between \$500,000 to \$1,000,000
\$1,199 on purchase price between \$1,000,000 and \$1,500,000
\$1,299 on purchase price between \$1,500,000 and \$2,000,000
\$1,599 on purchase price above \$2 Million

TO include the following:

TO performing a search of title and reviewing the same;
TO submitting requisitions on title and reviewing responses thereto; TO searching for executions;
TO all correspondence with the title insurance company, and to completing its required forms and documentation, and to reporting to the title insurer after closing; TO examining the draft deed;
TO reviewing the statement of adjustments;
TO preparation of an Affidavit pursuant to the Land Transfer Tax Act;
TO all necessary telephone and written correspondence with you, with sellers lawyer, the lender and the title insurance company;
TO meeting with you to sign all necessary documents;
TO closing the transaction and to registering the Transfer/Deed of Land; TO reporting to you;
TO acting for you as well as the lender with respect to placing a new first mortgage on title; TO receiving and reviewing mortgage instructions;
TO preparation of required documentation;
TO all correspondence with the mortgagee and to providing any required draft documents prior to closing;
TO registering the mortgage and to submitting a final report to the mortgagee;

Disbursements: on actuals (Approximately \$501)

TO include: Searches, Executions, photocopies, faxes, costs for communication with you, with the lender, sellers lawyer and the title insurance company, travelling charges, courier charges etc.

Please note:

- ✓ Land transfer tax and title insurance will be a separate cost; which is calculated based on the purchase price and location of the property;
- ✓ In case of a builder condo purchase, an occupancy closing fee and disbursements of approximately \$900.00 - \$1,100.00 plus HST will apply;
- ✓ Unity software charges will be \$249.00 plus HST;
- ✓ For virtual signings, there will be an additional ID verification of \$15.00 plus HST per person;
- ✓ HST will be charged on legal fees and disbursements; &
- ✓ The quote is based on the presumption that there will be one mortgage and clear title.