



It is helpful to have an estimate of the costs associated with buying a home

NOTE: Realtors' fees are paid from the Listing Agent's Commission. This agreement is set out when the property is listed. This is a preliminary estimate only. Actual costs will vary depending on the property, the lender, conveyancer and other factors. You will receive a detailed breakdown of costs from the conveyancing lawyer or notary.

	\$ 400,000
PURCHASE PRICE	
Legal Fees (Conveyancing & Mortgage)	\$1500 for sale & purchase \$1000 for purchase with mortgage
APPROXIMATIONS	
Property Transfer Tax: 1% on first \$200,000, and 2% on the balance	EXAMPLE: \$400,000 purchase 1% (200,000) = \$2000 2% (200,000) = \$4000 TOTAL: \$6,000
GST 5% (New Construction Only)	
Property Tax (pro-rated for the portion of the year you are the owner)	
Appraisal (May be negotiable with lender if property requires a mortgage)	
Survey or Title Insurance if required (Detached property only)	
Mortgage Insurance (CMHC fees) if less than 20% down payment	?
Inspection (typically \$300 - \$400)	
Homeowner's Insurance	
Other (move in fee ?)	
Total Cost	ESTIMATE \$ _____