

BASIC FEE SCHEDULE



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<p>SALE</p> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p>Costs on all transactions include title searches, searches of registrations on title (caveats, restrictive covenants etc.), property tax searches, courier, and photocopying, and accordingly can vary depending on the number of titles and registrations and location of the lenders and the other lawyer.</p> </div>	<p>Sale Price <\$600,000 \$695 + costs = ~ \$795 approx. \$835 incl. GST*</p> <p>Sale Price of or >\$600,000 \$795 + costs = ~ \$895 approx. \$940 incl. GST*</p> <p>* (+cost of Estoppel Certificate- condo; Real Property Report - house)</p>
<p>PURCHASE WITH MORTGAGE</p> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p>Some lenders on purchases or refinances require title insurance at your cost - add \$100 - \$200.</p> </div>	<p>Purchase Price <\$600,000 \$895 + costs + LTO + GST approx. \$1,075 incl. GST (+LTO)</p> <p>Purchase Price of or >\$600,000 \$995 + costs + LTO + GST approx. \$1,180 incl. GST (+LTO)</p>
<p>PURCHASE CASH</p>	<p>Purchase Price <\$600,000 \$695 + costs + LTO + GST approx. \$835 incl. GST (+LTO)</p> <p>Purchase Price of or >\$600,000 \$795 + costs + LTO + GST approx. \$940 incl. GST (+LTO)</p>
<p>PURCHASE WITH ASSUMPTION</p>	<p>Purchase Price <\$600,000 \$750 + costs + LTO + GST approx. \$895 incl. GST (+LTO)</p> <p>Purchase Price of or >\$600,000 \$850 + costs + LTO + GST approx. \$1,000 incl. GST (+LTO)</p>
<p>REFINANCE</p>	<p>\$695 + costs + LTO + GST approx. \$850 incl. GST (+LTO)</p>

Land Titles Office Registration Fees (LTO):

Transfer and Mortgage: \$100 + \$1/\$5,000 on price & mortgage

Mortgage only: \$50 + \$1/\$5,000 on mortgage

Transfer only: \$50 + \$1/\$5,000 on transfer price

Fees subject to Additional Services Schedule

ADDITIONAL SERVICES SCHEDULE*

Sales

Obtain new or updated real property report	no fee -- at cost
Application to City for Encroachment Agreement	\$325.00
Application to City for Development Permit/Relaxation	\$325.00
Payout of more than 2 mortgages or registrations (each additional)	\$75.00
Interim Financing on purchase by assignment of sale proceeds	\$250.00
Preparation/Registration of Power of Attorney	\$200.00
Sending documents outside office for client signing/notarizing - and review on return	\$200.00
Rush Closing (Including receipt of realtor's conveyance instructions with conditions waiver less than 10 clear business days from completion date)	\$250.00
Non-Resident seller tax holdback issues	Time Basis
Non-routine Closing or Post-Closing disputes/issues	Time Basis

Purchases

Re-preparation of documents due to amended mortgage instructions	\$200.00
Interim Financing by assignment of sale proceeds (invoiced to sale file)	\$250.00
Preparation/Registration of Power of Attorney	\$200.00
Construction draw mortgages (each additional draw)	\$75.00
Sending documents outside office for client signing/notarizing - and review on return	\$200.00
Rush Closing (including receipt of realtor's conveyance instructions with conditions waiver less than 10 clear business days from completion date; OR receipt of mortgage instructions less than 4 clear business days from completion date)	\$250.00
FNF instructed mortgage (Street Capital, Equitable Trust, Computershare, and others) - these involve significantly more documentation	\$250.00
Non-routine Closing or Post-Closing disputes/issues	Time Basis

*Disbursements (our costs) and GST are in addition to indicated fees

We believe our Basic Fees are reasonable and provide fair value for the services provided. Rather than charge a higher basic "all inclusive" fee to all clients, we charge additional fees for extra services only on those transactions as required. These extra services take more of our time and expertise, and are invoiced accordingly.