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**More than talk. We change the lock!**



## Closing Cost Worksheet

**Sale of Existing Property:**

**SELLING PRICE:** \$ \_\_\_\_\_

EXPENSES:

|  |           |  |
|--|-----------|--|
| Real estate commission (   %):                     | \$        |  |
| GST on commission ( 13%):                          | \$        |  |
| Legal fees on sale:                                | \$        |  |
| Disbursements on sale:                             | \$        |  |
| Payout 1st mortgage (obtain balance in writing):   | \$        |  |
| Penalty to discharge 1st mortgage (if applicable): | \$        |  |
| Discharge administration fee:                      | \$        |  |
| Payout 2nd mortgage (obtain balance in writing):   | \$        |  |
| Penalty to discharge 2nd mortgage (if applicable): | \$        |  |
| Discharge administration fee:                      | \$        |  |
| Property taxes (paid up to date):                  | \$        |  |
| Other debts to be paid out from sale:              | \$        |  |
| <b>TOTAL EXPENSES:</b>                             | <b>\$</b> |  |

**NET CASH AVAILABLE FROM SALE:** \$ \_\_\_\_\_

**Purchase of New Property:**

**PURCHASE PRICE** \$ \_\_\_\_\_

EXPENSES:

|  |            |                     |
|--|------------|---------------------|
| Down payment:                                    | \$         |                     |
| Home inspection:                                 | \$         |                     |
| Land transfer tax:                               | \$         |                     |
| Legal fees on purchase:                          | \$         |                     |
| Registration costs / disbursements on purchase:  | \$         |                     |
| Survey / title insurance:                        | \$         |                     |
| Adjustments / incidentals:                       | \$         |                     |
| Mortgage application / appraisal fee:            | \$         |                     |
| Lenders application / commitment fee:            | \$         |                     |
| CMHC/GE insurance premium \$ _____:              |            | (added to mortgage) |
| PST on CMHC/GE insurance premium ( 8%):          | \$         |                     |
| Interest adjustment (lender):                    | \$         |                     |
| Property tax holdback (lender):                  | \$         |                     |
| Pre-pay property taxes:                          | \$         |                     |
| Home (fire) insurance:                           | \$         |                     |
| Moving expenses / utility hook ups / condo fees: | \$         |                     |
| Repairs / renovations / paint / etc.:            | \$         |                     |
| Appliances / furniture / etc.:                   | \$         |                     |
| Other:   | \$         |                     |
| <b>TOTAL EXPENSES:</b>                           | <b>\$</b>  |                     |
| Less: DEPOSIT MADE WITH OFFER                    | (\$ _____) |                     |

**ESTIMATED CASH REQUIRED TO COMPLETE THE TRANSACTION:** \$ \_\_\_\_\_