

| Standard Fees & Disbursements For Residential Real Estate Transactions | |
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| <p>Purchase Of A Residential Property (including Condo Units)</p> <p>Includes the preparation and registration of one Charge/Mortgage</p> | <p>Our fee is \$ <u>649.00</u> plus disbursements to a maximum of \$ <u>1,795.00</u></p> <p>(includes HST and \$200.00 towards your title insurance policy)</p> <p>Also note that additional charges (listed below) may also apply</p> |
| <p>Purchase Of A Rental Property (excluding Condo Units – up to 4 units – anything over 4 units will be on an hourly basis)</p> <p>Includes the preparation and registration of one Charge/Mortgage – if an Assignment of Rents is required by lender then \$150.00 fee plus HST plus the registration fee plus PPSA registration (if applicable)</p> | <p>Our fee is \$ <u>849.00</u> plus disbursements to a maximum of \$ <u>2,000.00</u></p> <p>(includes HST and \$200.00 towards your title insurance policy)</p> <p>Also note that additional charges (listed below) may also apply</p> |
| <p>Sale Of Residential Property (including Condo Units – up to 4 units – anything over 4 units will be on an hourly basis)</p> <p>Includes the discharge of one Charge/Mortgage</p> | <p>Our fee is \$ <u>549.00</u> plus disbursements to a maximum of \$ <u>995.00</u> (including HST)</p> <p>Also note that additional charges (listed below) may also apply</p> |
| <p>Sale Of Rental Property (including Condo Units)</p> <p>Includes the discharge of one Charge/Mortgage and one Assignment of Rents</p> | <p>Our fee is \$ <u>700.00</u> plus disbursements to a maximum of \$ <u>1,100.00</u> (including HST)</p> <p>Also note that additional charges (listed below) may also apply</p> |
| <p>Mortgage Refinance Transactions</p> <p>Includes the discharge of one Charge/Mortgage</p> | <p>Our fee is \$ <u>600.00</u> plus disbursements to a maximum of \$ <u>1,200.00</u> (including HST)</p> <p>Also note that additional charges (listed below) may also apply</p> |

Not included in these quotes are: (1) additional legal fees, HST, and disbursements charged in connection with resolving any **out-of-the-ordinary issues*** that arise, (2) any of the specific charges listed below, (3) Land Transfer Tax, (4) government registration fees, (5) fees charged by municipal, provincial, and federal governments (like those for tax certificates, building/zoning reports, fire inspection reports, and conservation authority reports – should such items be required), and (6) payment for letters from creditors’ lawyers regarding similar name executions.

***Out-of-the-ordinary issues** are those going beyond (a) the review of your Agreement of Purchase and Sale, (b) arranging your Charge/Mortgage/Assignment of Rents/title insurance policy, (c) computing the closing figures, (d) meeting with you sign your closing documents, and (f) registering your documents on the closing date.

Essentially, **out-of-the-ordinary issues** are those that take your transaction beyond its simplest form.

Additional Charges

Please see below for additional charges that may apply.

If you have any questions or concerns, please feel free to contact our office.

| Additional Charges For Purchase Transactions | |
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| Item | Fee |
| Preparation Of Agreement Of Purchase And Sale | \$350.00 + HST + Disbursements |
| Preparation And Registration Of 2nd Or Subsequent Charge/Mortgage | \$150.00 + HST + Disbursements |
| Preparation And Registration Of 2nd Or Subsequent Assignment Of Rents | \$150.00 + HST + Disbursements |
| Receipt Of Charge/Mortgage Instructions Between 24 and 48 Hours Prior To Closing Date | \$150.00 + HST + Disbursements |
| Receipt Of Charge/Mortgage Instructions Less Than 24 Hours Prior To Closing Date | \$250.00 + HST + Disbursements |
| Debt Payouts (as a condition of your Charge/Mortgage) | \$25.00 + HST + Disbursements |
| Construction Holdback Advances | \$100.00 + HST + Disbursements (per occurrence) |
| Preparation And Registration Of Power Of Attorney | \$150.00 + HST + Disbursements |

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| 2nd Signing Appointment | \$150.00 + HST + Disbursements |
| Direct Deposit Excess Funds Into Client Bank Account | \$25.00 + HST + Disbursements |

| Additional Charges For Sale Transactions | |
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| Item | Fee |
| Preparation Of Agreement Of Purchase And Sale | \$350.00 + HST + Disbursements |
| Preparation And Registration Of Discharge Of 2nd Or Subsequent Charge/Mortgage | \$150.00 + HST + Disbursements |
| Preparation And Registration Of Discharge Of 2nd Or Subsequent Assignment Of Rents | \$150.00 + HST + Disbursements |
| Debt Payouts Beyond Payout Of One Charge/Mortgage And One Real Estate Commission | \$25.00 + HST + Disbursements |
| Preparation And Registration Of Survivorship Application | \$200.00 + HST + Disbursements |
| Preparation And Registration Of Application To Change Name On Title | \$150.00 + HST + Disbursements |
| Preparation And Registration Of Application General | \$150.00 + HST + Disbursements |
| Preparation And Registration Of Power Of Attorney | \$150.00 + HST + Disbursements |
| 2nd Signing Appointment | \$150.00 + HST + Disbursements |
| Certify Cheque For Net Sale Proceeds | \$15.00 + HST + Disbursements |

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| Direct Deposit Excess Funds Into Client Bank Account | \$25.00 + HST + Disbursements |
| Receipt and Review Of Clearance Certificate From CRA And Disbursement Of Holdback | \$110.00 + HST + Disbursements |

| Additional Charges For Refinance Transactions | |
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| Item | Fee |
| Transfer Of Title (as part of the overall Refinance Transaction) | \$350.00 + HST + Disbursements |
| Preparation And Registration Of Discharge Of 2nd Or Subsequent Charge/Mortgage | \$150.00 + HST + Disbursements |
| Debt Payouts Beyond Payout Of One Charge/Mortgage And One Broker Fee | \$25.00 + HST + Disbursements |