

Closing Costs Worksheet

Sale of Existing Property

SELLING PRICE \$ _____

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)	\$ _____
Discharge administration fee	\$ _____
Property taxes (paid up to date)	\$ _____
Other debts to be paid from sale	\$ _____
TOTAL EXPENSES	\$ _____

NET CASH AVAILABLE FROM SALE \$ _____

Purchase of New Property

PURCHASE PRICE \$ _____

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/furnishings etc.	\$ _____
Other	\$ _____
TOTAL EXPENSES	\$ _____
Less DEPOSIT MADE WITH OFFER	(\$ _____)

ESTIMATED CASH REQUIRED TO
COMPLETE THIS TRANSACTION

\$ _____



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