

REAL ESTATE PRICING

(for Christopher Stephan Professional Corporation only)

PURCHASE PRICE	\$ 300,000.00
MORTGAGE AMOUNT	\$ 250,000.00

	PURCHASE ¹	SALE ²	REFINANCE
--	-----------------------	-------------------	-----------

LEGAL FEE ³	\$ 1195.00	\$ 1095.00	\$ 1095.00
FILE ADMIN FEE ⁴	\$ 295.00	\$ 295.00	\$ 295.00
GST (5%)	\$ 74.50	\$ 69.50	\$ 69.50

DISBURSEMENTS

TAX CERTIFICATE ⁵	\$ 30.00	\$ 30.00	\$ 30.00
TRANSFER OF LAND ⁶	\$ 350.00		
REGISTER MORTGAGE ⁷	\$ 300.00		\$ 300.00
TITLE SEARCHES ⁸	\$ 30.00	\$ 40.00	\$ 50.00
SOFTWARE ⁹ TRANSACTION FEE	\$ 44.10	\$ 44.10	\$ 44.10

ESTIMATED COST ¹⁰	\$ 2,318.60	\$ 1,573.60	\$ 1,883.60
-------------------------------------	--------------------	--------------------	--------------------

¹ For homes priced above \$500,000, there is an extra charge of \$50 per \$50,000.

² Sale and Refinance prices include one discharge and one payout. Additional payouts are \$100 each.

³ Legal Fees are an additional \$100 for lenders other than: BMO, CIBC, RBC, Scotia, TD, ATB, and Servus.

⁴ File Admin Fees include: Couriers, Printing, Postage, Fax, File Accounting, Scanning, and File Retention Fees.

⁵ Tax Certificate fees vary by Municipality and can range from \$5 to \$65.

⁶ Transfer costs are set by Alberta Land Titles and calculated at (Purchase Price x 5/ \$5000) + \$50.

⁷ Mortgage Registration costs are set by Land Titles and calculated at (Mortgage Amount x 5/ \$5000) + \$50.

⁸ Additional Title Search fees may apply if additional encumbrances are identified on title.

⁹ Software Transaction Fees for certain lenders may be \$103.95 instead of \$44.10.

¹⁰ **This chart is for information purposes and only based on the listing price and mortgage amount shown. New clients will receive an estimated quote upon initial consultation. Other typical fees not described in this chart include: Videoconference signings, Private Transactions, Title Insurance, Estoppels, Assignments, Discharges, Court Fees, Personal Property Searches, Holdback Fees, additional Title Searches, and other expenses. The Estimated Cost in this example assumes a purchase price of \$300,000 with a mortgage amount of \$250,000. Pricing is subject to change.**

Friendly, Trusted, Affordable Services

I understand that most people aren't excited about hunting around for a lawyer when they need legal services, so I try to make this process as stress-free and pleasant as possible. I pride myself in offering professional legal services in a *friendly, plain language, and affordable* manner.

I am pleased to assist you in the following areas of legal service:

- ***Residential and Commercial Real Estate***
- ***Wills and Estates***
- ***Corporate Law***
- ***Notary Services***

What can you expect from my high-performance team?

- ***Professional, Timely Service:*** We pride ourselves in offering our clients quick, convenient, professional legal services – for very competitive fees. If we commit to a deadline, you may rest assured that our team will deliver on that commitment, saving you time, money, and peace of mind.
- ***We Save You Money:*** You'll notice that in every area of my practice, our rates and fees are very competitive. We're also open and frank about the kinds of services *you actually need*, or the best way to accomplish your legal needs.

Questions?

Please feel free to contact me directly if you have any questions or to schedule an appointment. I am always happy to chat with you about any of your legal needs.

Christopher Stephan (JD, MBA)
Barrister and Solicitor
Phone: 587-272-2050
cstephan@jdlaw.ca

