

Moving Costs

FOR THE BUYER

- 1) Deposit
 - a. Not really a closing cost, but you do need to put a deposit down on the home you are buying, which goes towards the purchase price of the home. Depending on your financing and mortgage situation, this can be considered a closing cost.
 - 2) Legal Fees
 - a. Can be as much as ½ to 1% of the sale price of the property.
 - 3) Disbursements
 - a. Includes obtaining City Tax Certificate, City Zoning Reports, City Engineering Report, Sheriff's Certificate, Registry Office Searches, registering deed, registering mortgage, copies, postage, long distance calls, etc.
 - 4) Provincial Land Transfer Tax
 - a. If Under \$55,000 multiply by \$5 per \$1,000
 - i. (e.g. \$40,000 x \$5 per \$1,000 = \$200)
 - b. From \$55,000 to \$250,000, multiply by \$10 per \$1,000 then subtract \$275
 - i. (e.g. \$200,000 x \$10 per \$1,000 = \$2,000 - \$275 = \$1,725)
 - c. From \$250,000 to \$400,000, multiply by \$15 per \$1,000 then subtract \$1,525
 - i. (e.g. \$400,000 x \$15 per \$1,000 = \$6,000 - \$1,525 = \$4,475)
 - d. Over \$400,000, multiply by \$20 per \$1,000 then subtract \$3,525
 - i. (e.g. \$500,000 x \$20 per \$1,000 = \$10,000 - \$3,525 = \$6,475)
- New Toronto Land Transfer Tax** (only applies to transactions within the City of Toronto)
- First time home buyers of new and re-sale homes will receive a rebate of the Toronto Land Transfer Tax of up to \$3,725 (this equals a 100% rebate on homes purchased for up to \$400,000).
- a. 0.5% of the amount of the purchase price up to and including \$55,000
 - b. 1% of the amount of the purchase price between \$55,000 and \$400,000
 - c. 2% of the amount of the purchase price above \$400,000
- 5) Survey
 - a. If no recent survey is available, a new one will cost about \$700.00 - \$1,500. Fees for larger and recreational properties will vary and could exceed average price. Individual quotes are suggested.
 - 6) Adjustments
 - a. This could be monies owing owed for things such as pre-payment of taxes, hydro, gas, fuel, oil, etc.
 - 7) GST on New Homes ONLY not Resale Homes
 - a. New homes are qualified for a rebate depending on the sale price and if the home is going to be your primary place of residence. For new homes costing \$350,000 or less, you will receive a GST rebate of 36% of the GST paid to a maximum of \$8,750. The rebate for new homes costing between \$350,000 and \$450,000 declines to zero on a proportional basis.
 - 8) Home Inspection
 - a. If you elect to have one, it will cost a minimum of \$400.00.

9) Arranging the Mortgage

- a. Usually an appraisal fee of about \$200.00 plus an administration fee of about \$200 - \$300.

10) CMHC Premium

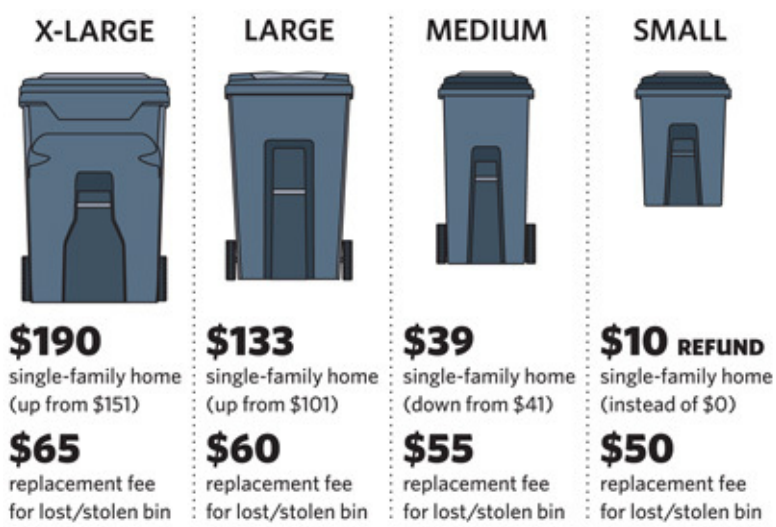
- a. PST (8%) of the CMHC premium (not added to the mortgage). Only paid if down payment is less than 20% of the purchase price.

11) Title insurance

- a. This is a one time cost for insurance that protects you against many problems concerning title to the property. Most lawyers consider it a must in today's real estate transactions, costing around \$250.

12) Waste Management

- a. Householders will now have to pay an annual amount for their garbage bin depending on the size they choose (diagram below). You'll pay on your City Water Bill at the current frequency. That's usually 2 or 3 times a year for single-family homes. Apartments and condos are generally billed monthly.



13) The Move

- a. Can vary greatly depending on the method you use (i.e. renting your own truck, packing yourself, having a professional mover who will do the whole move etc.)

14) Leasing a Unit – Some of the costs you will incur are the following:

- a. Deposit for first and last month's rent, elevator deposit (if needed), key/access cards deposits (if any), monthly parking cost (if any), locker space rental (if needed), renters insurance, utilities if not included, waste management fees if not paid by the Landlord and moving costs.

Note:

Visit my website at www.myblissfulhome.com if you would like to calculate a mortgage payment.

Visit www.torontorealestateboard.com/LTT_splash/ltt_calculator.htm to calculate the Provincial and New Toronto Land Transfer Tax.