

BUYER MOVING COSTS

- 1) Legal Fees
 - a. Same as for Seller, plus disbursements.
- 2) 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.
- 3) Land Transfer Tax
 - a. If Under \$55,000 multiply by \$5 per \$1,000
 - i. (e.g. $\$40,000 \times \$5 \text{ per } \$1,000 = \200)
 - b. From \$55,000 to \$250,000, multiply by \$10 per \$1,000 then subtract \$275
 - i. (e.g. $\$200,000 \times \$10 \text{ per } \$1,000 = \$2,000 - \$275 = \$1,725$)
 - c. From \$250,000 to \$400,000, multiply by \$15 per \$1,000 then subtract \$1,525
 - i. (e.g. $\$400,000 \times \$15 \text{ per } \$1,000 = \$6,000 - \$1,525 = \$4,475$)
 - d. Over \$400,000, multiply by \$20 per \$1,000 then subtract \$3,525
 - i. (e.g. $\$500,000 \times \$20 \text{ per } \$1,000 = \$10,000 - \$3,525 = \$6,475$)
- 4) 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.
 - b. Individual quotes are suggested.
- 5) Adjustments
 - a. This could be monies owing owed for things such as pre-payment of taxes, hydro, gas, fuel, oil, etc.
- 6) Home Inspection
 - a. If you elect to have one, it will cost a minimum of \$400.00
- 7) Arranging the Mortgage
 - a. Usually an appraisal fee of about \$200.00 plus an administration fee of about \$200 - \$300.
 - b. A new survey may also be necessary
- 8) The Move
 - a. Same as for the Seller