

Closing Cost Worksheet

SALE OF EXISTING PROPERTY
Selling Price: \$ _____

Real estate commission (\$) \$	
GST on commission (6%): \$	
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): \$	
Penalty to discharge 2nd mortgage (if applicable): \$	
Discharge administration fee: \$	
Property taxes (paid up to date): \$	
Other debts to be paid out from sale: \$	
TOTAL EXPENSES: \$	

Net Cash Available From Sale: \$ _____

PURCHASE OF NEW PROPERTY Purchase Price: \$ _____

Downpayment: \$	
Home inspection: \$	
Land transfer tax: \$	
Legal fees on purchase: \$	
Registration costs / disbursements on purchase: \$	
Survey / title insurance: \$	
Adjustments / incidentals: \$	
Mortgage application / appraisal fee: \$	
Lender's application / commitment fee: \$	
CMHC/GE/AIG insurance premium \$:(added to mortgage)
PST on CMHC/GE/AIG 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 / furniture, etc.: \$	
Other: \$	
TOTAL EXPENSES: \$	
Less: DEPOSIT MADE WITH OFFER: (\$)

Cash Required to Complete the Transaction: \$ _____