

Clark & Clark has long been a leader in providing excellent legal services and advice. Clint Clark and his highly trained associates and paralegals have well over 20 years of experience in real estate and mortgage law. We keep up to date with the ever changing legal landscape regarding real estate law and will ensure that all of our clients are treated with the utmost professional courtesy.

Clark & Clark provides a Seller or Buyer with knowledgeable legal representation and service:

- Clint, Angela, Dhruv or Ken always personally see the client and explain all relevant legal documentation.
- All documentation is registered on time to avoid any late interest charges to our client.
- Prompt and courteous service at reasonable and competitive rates.



By choosing Clark & Clark you get professional service and expertise with a proven track record. We look forward to assisting and counselling you to ensure that your real estate transaction is concluded as smoothly and efficiently as possible.



REAL ESTATE FEES

Purchase / Sale Price	Purchase with Mortgage	Cash Purchase	Sale
\$0 - \$200,000	\$795	\$595	\$595
\$200,001 - \$400,000	\$895	\$695	\$695
\$400,001 - \$600,000	\$995	\$795	\$795
\$600,001 - \$800,000	\$1095	\$895	\$895
\$800,001 - \$1,000,000	\$1195	\$995	\$995
\$1,000,000 & Over	Call	Call	Call

*Prices do NOT include GST *These prices are not applicable to Commercial Transactions - Please Call

Purchase with Mortgage	Purchase of property with mortgage. Disbursements Extra.
Cash Purchase	Cash purchase of property. Disbursements Extra.
Sale	Sale of property. Extra payout of debts is \$35 for each 2.
Purchase with Mortgage - Home Trust	\$1,100 for purchase. For a second mortgage, \$450. Disbursements Extra
Refinance	\$550 for refinances up to \$250,000.00. Extra payout of debts is \$35 for each 2.
Extra Fees	Please be advised that extra services such as preparation and execution of Guarantees, Powers of Attorney, Assignments of Rents, interim financing as well as transactions involving Real Property Report issues or requiring Title Insurance and rush transactions may result in higher fees.

PLEASE SEE REVERSE FOR AN EXPLANATION OF DISBURSEMENTS



ESTIMATED DISBURSEMENTS

* PURCHASE AND MORTGAGE

EXAMPLE: Purchase price \$450,000.00
Mortgage \$350,000.00

Land Titles registration cost (Transfer of Land)	\$140.00 **
Land Titles registration cost (Mortgage)	\$120.00 **
Out of pocket expenses:	
* searches, titles;	
* tax information;	
* copies of instruments;	
* deliveries;	
* photocopies, faxes;	
* land titles runner;	
* tax certificate etc..	\$225.00 (approximate)

** Land Titles registration cost is \$1.00 per five thousand on the purchase price, plus \$50.00.
\$1.00 per five thousand on the mortgage, plus \$50.00. These costs are exempt from GST.

Also disbursements and registration costs will be higher if parking is separately titled on condominiums, or if there are more than 2 instruments that need to be pulled and reviewed from land titles.

* PURCHASE WITH CASH OR ASSUMPTION OF MORTGAGE

Essentially same as Purchase with Mortgage except there is no registration of mortgage and out of pocket expenses are approximately \$200.00

* SALE

Out of pocket expenses:

* searches, titles;	
* tax information;	
* deliveries;	
* photocopies, faxes;	
* land titles runner etc..	\$200.00 (approximate)

In the event that the sale is a condominium then there would be an additional disbursement for the Estoppel Certificate which varies from \$150.00 - \$200.00.

If a Real Property Report is required for either the Purchaser or the Vendor within the City of Calgary the cost is approximately \$550.00 plus G.S.T. and a Compliance from the City of Calgary is \$143.00 which is G.S.T. exempt.

* OTHER ADDITIONAL ADJUSTMENTS ON A PURCHASE OR SALE

PLEASE NOTE THIS LIST IS NOT EXHAUSTIVE

- TAX ADJUSTMENT:** taxes are paid on June 30th for the full calendar year. The adjustment varies with the date of possession. Assuming \$1,200.00 taxes, a May 1 possession would result in an approximate credit (lowering the purchase price) to the Purchaser
 $4/12 \times \$1,200.00 = \400.00
a September 1 possession would result in a credit to the Vendor (higher purchase price) of
 $4/12 \times \$1,200.00 = \400.00
*** taxes calculated daily if payments are by way of tax instalment payment plan
- LATE INTEREST CHARGES:** these are paid to the vendor where funds are released later than possession/adjustment date. Interest charged is either Bank of Canada prime rate plus 3% or Alberta Treasury Branch prime rate plus 3% multiplied by the number of days late. This should only occur when closing date is only a short time after removal of conditions and a new mortgage is being placed.
We guarantee no late interest charges due by Purchaser due to our delay.

* G.S.T. is charged on all legal fees and a portion of out of pocket expenses.
* Disbursements, estimated as of August 2012. (Subject to change)



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