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Closing Cost Worksheet

Sale of Existing Property:

SELLING PRICE: \$ _____

EXPENSES:

Real estate commission (%):	\$	
GST on commission (13%):	\$	
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 \$ _____

EXPENSES:

Down payment:	\$	
Home inspection:	\$	
Land transfer tax:	\$	
Legal fees on purchase:	\$	
Registration costs / disbursements on purchase:	\$	
Survey / title insurance:	\$	
Adjustments / incidentals:	\$	
Mortgage application / appraisal fee:	\$	
Lenders application / commitment fee:	\$	
CMHC/GE insurance premium \$ _____:		(added to mortgage)
PST on CMHC/GE 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	(\$ _____)	

ESTIMATED CASH REQUIRED TO COMPLETE THE TRANSACTION: \$ _____