

## Closing Costs

<b>Pre-Closing Costs</b>	
<b>Appraisal</b> Confirms the value of the property; required for conventional mortgage financing (20% or more down payment)	Approx. \$280
<b>Inspection</b> Can help a potential buyer detect any issues with a property. An inspection does not give any indication of property value. The building inspector will usually give you a list of necessary repairs and sometimes an approximate cost for each.	Approx. \$400
<b>Closing Costs</b>	
<b>Legal Fees</b> Lending institutions require you to have a lawyer or notary prepare and register the mortgage.	Approx. \$900
<b>Property Transfer Tax</b> Is a land registration tax payable when you purchase a home. First time home buyers may qualify for an exemption. Tax Rate 1% on the first \$200,000 and 2% on the balance	
<b>Property Tax Adjustment</b> Property taxes are calculated for the calendar year Jan. – Dec. Property taxes are due in July. If the property taxes have been paid prior to your purchase you will reimburse the current owner of the home for your portion of the taxes, if they have not been paid you will receive a credit from the current owner.	
<b>Strata Fee Adjustment</b> as with property taxes there may be a required reimbursement or credit with the monthly strata fees.	
<b>Survey Certificate/Title Insurance</b> A survey certificate is often requested by the lender. The survey shows the exact legal boundaries of your property and the exact location of all buildings, rights of way, and any other encroachments. You can request a copy from the seller, although the lender may not accept it if it's too old. In lieu of a survey the lender may accept title insurance. The insurance protects all parties, including you and your lender in the event your home illegally encroaches on a neighboring property.	Approx. \$300/\$175
<b>Strata Title</b> You do not need a survey certificate or title insurance if you are purchasing a strata property as you will have a strata title. Two documents are required to complete a strata purchase, a Form B & Form F. Most strata companies will charge your lawyer a fee ranging from \$50-\$100 to provide these forms. Your lawyer will also order a copy of your strata plan which costs approx. \$15	
<b>Post-Closing Costs</b>	
<b>House Insurance</b> You will be required to provide confirmation you have home (fire) insurance arranged prior to completion. Your lawyer will arrange an insurance binder for you in the event you do not have your insurance set up prior to your appointment. If you are purchasing a condo your strata insurance will cover the fire insurance. You will only be responsible for content insurance.	



**Karen Gibbard**  
MORTGAGE PROFESSIONAL

