

## SALES

During the course of a residential real estate sale, we perform the following tasks:

- search and review title(s) to the property
- conduct a property tax search
- prepare the documentation required to transfer the property to the purchaser
- prepare a statement of adjustments outlining the funds required to complete the transaction, which includes any necessary adjustments for property taxes
- meet with you to review and sign all sale documents required to complete the transaction
- send all documents to the purchaser's lawyer
- receive sale funds, payout any mortgages, realtor's fees, other necessary charges outlined in the statement of adjustments and deposit balance of proceeds to your bank account
- receive and register mortgage discharge

### Costs for residential sales:

Legal fees are \$695.00, plus disbursements and taxes. GST and PST are charged on legal fees and GST is charged on disbursements.

Disbursements are fixed costs (other than legal fees) which are required to complete the transaction and include the following:

- Title Searches                \$11.00 per title
- Tax Search                    \$5.00
- Courier, fax, photocopy, postage & other expenses \$95.00  
(this is an estimate)

Thank you for considering WMCZ Lawyers to assist with your upcoming real estate transaction. We use a team approach to deliver exceptional services to our clients. We will work closely with your realtor and lender to make the transaction as easy as we can for you. Feel free to contact us at any time, we are always available for questions!



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## RESIDENTIAL REAL ESTATE SERVICES AND FEE SCHEDULE

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*WMCZ makes legal issues so stress-free that remembering our name might be your toughest job*

## PURCHASES

During the course of a residential real estate purchase, we perform the following tasks:

- search and review title(s) to the property
- conduct a property tax search
- prepare the documentation required by your lender for any mortgage that you may be obtaining
- prepare a statement of adjustments outlining the funds required to complete the transaction, which includes any necessary adjustments for property taxes
- meet with you to review and sign all purchase and mortgage documents required to complete the transaction
- obtain the transfer of title from the vendor's lawyer
- register the transfer and mortgage at the Saskatchewan land titles registry (ISC)
- request and disburse mortgage proceeds from your lender
- pay the purchase price for the property to the vendor's lawyer
- report to you and your lender at the conclusion of the transaction

### Costs for a purchase and mortgage are:

Legal fees \$895.00 plus disbursements and taxes. GST and PST are charged on legal fees and GST is charged on disbursements.

Disbursements are fixed costs we incur on your behalf to complete the transaction and include the following:

- ISC Land Transfer Fee equal to 0.3% of the purchase price for the property

- ISC Mortgage Registration Fee \$160.00
- Title Searches \$11.00 per title (three title searches are done for each title through the purchase process)
- Title Insurance \$299.00 (if required by the lender or if there is no surveyor's certificate)
- Tax Search \$5.00
- Tax Certificate \$25.00
- Courier, fax, photocopy postage & other expenses \$120.00 (this is an estimate)

### Costs for a cash purchase (no mortgage):

Legal Fees \$695.00 plus disbursements and taxes.

## REFINANCES

During the course of a residential refinance we perform the following tasks:

- search and review title(s) to the property
- conduct a property tax search
- prepare the documentation required by your lender for any mortgage that you may be obtaining
- prepare a statement of adjustments outlining any necessary payouts
- meet with you to review and sign all mortgage documents required to complete the transaction
- register the mortgage at the Saskatchewan land titles registry (ISC)
- request and disburse mortgage proceeds from your lender
- receive and register mortgage discharge

- report to you and your lender at the conclusion of the transaction

### Costs for a refinance are as follows:

Legal fees \$645.00 plus \$50 for each payout, plus disbursements and taxes.

Disbursements are fixed costs we incur on your behalf to complete the transaction and include the following:

- ISC Mortgage Registration Fee \$160.00
- Title Searches \$11.00 per title (three title searches are done for each title through the process)
- Title Insurance \$299.00 (if required by the lender or if there is no surveyor's certificate)
- Tax Search \$5.00
- Tax Certificate \$25.00
- Courier, fax, photocopy postage & other expenses \$120.00 (this is an estimate)

## CONDOMINIUMS

Purchasing a condominium is different than a house and should be treated as such to ensure your interests are protected.

In addition to a house purchase our services include:

- Adjustments for condominium fees
- Review and discussion with you regarding what you own, your responsibilities and duties as an owner

We can assist with reviewing the estoppel package and ensure that you understand the package of information you are provided by the Seller. To ensure your rights in the process you need to review the estoppel package before removing conditions. If you would like us to assist this service is an additional \$200.