

SERVICES	BASE FEES* (may vary, see below for details)
Purchase with mortgage	\$1525 + taxes (\$183) and disbursements† (~\$275)   \$100 discount if concurrent sale
Purchase, cash	\$1350 + taxes (\$162) and disbursements (~\$195)   \$100 discount if concurrent sale
Sale, 1 discharge	\$1250 + taxes (\$150) and disbursements (\$50-\$100)
Additional discharges	\$195 + taxes and disbursements
Additional payouts (e.g., property taxes, utilities, debts)	\$50 - \$200 + taxes and disbursements
Sale, no discharge or payout	\$1100 + taxes (\$132) and disbursements (~\$20)
Transfer (e.g., to joint tenancy)	\$800 + taxes and disbursements
Refinance	\$1450 + taxes (\$174) and disbursements (~\$230)
Assignment	\$700 + taxes and disbursements
Priority Agreement	\$850 + taxes and disbursements
Notarization & certified copies	\$50 + taxes and disbursements
Additional 3 <sup>rd</sup> party costs:	
<ul style="list-style-type: none"> <li>▪ Land Owner Transparency Registry declaration (required for most purchasers and transferees)</li> </ul>	\$28 per person
<ul style="list-style-type: none"> <li>▪ LOTR report (if required, e.g., if buying in name of company)</li> </ul>	\$250 + taxes and disbursements
<ul style="list-style-type: none"> <li>▪ Strata forms (if required)</li> </ul>	\$50 - \$200
<ul style="list-style-type: none"> <li>▪ Title insurance</li> </ul>	\$95 - \$224 for purchase price under \$1,000,000
<ul style="list-style-type: none"> <li>▪ Property tax search</li> </ul>	\$9 - \$145
<ul style="list-style-type: none"> <li>▪ Insurance binder (required in most purchases and refinances that involve a mortgage)</li> </ul>	\$0 - \$100
<ul style="list-style-type: none"> <li>▪ Couriers (e.g., if required by certain lenders for payouts)</li> </ul>	\$25 - \$200

\*Additional costs that may apply to your transaction:

- Mortgages with certain less-common lenders, depending on complexity: \$100 - \$400
- New construction purchases: \$100 - \$200
- Transactions with values of \$1,000,000+: \$100 per each \$1,000,000 over the first \$1,000,000 to cover insurance costs
- Out-of-province signing: \$100
- Leases: \$300 and up + taxes and disbursements
- Rush transactions: \$200+, if required information is received in less than 5 business days until completion
- Waterfront properties: \$300+
- Complex files requiring additional time, e.g., separate meetings with signatories: \$100+
- Purchasing court-ordered sales / foreclosures: \$200
- Video meetings: \$100
- If purchase and sale transactions are scheduled for same day completion: \$100+ (including rush couriers)

†Disbursements are conveyance-related 3<sup>rd</sup> party costs and may include: conveyance platform usage fee (e.g., \$42 for purchases), trust administration fee (\$20; mandated by the Law Society of British Columbia), title searches (~\$13 for one, e.g.), Land Title registrations (\$81.27 for Form A Transfer for a cash purchase, e.g.), etc.

All quotes are subject to variability based on nuance and complexity; we recommend contacting our team to clarify how your fees may be impacted.

The information on this page is not meant to create a contract and is meant for general information and guidance.

**Appointments are available at our Cloverdale office in Surrey as well as our main office in Coquitlam. Please enquire for more information.**