

LAW OFFICE OF

**JAMES BRANOFF**

BARRISTER, SOLICITOR, NOTARY PUBLIC

400 - 1500 OUELLETTE AVENUE TELEPHONE (519) 254-4958  
WINDSOR, ONTARIO, N8X 1K7 FACSIMILE (519) 254-4838

**2011 Estimate of Lawyer's Fees and Disbursements - Real Estate Purchase**

- PURCHASE**
- Based on a City of Windsor single family residence at a purchase price of \$
  - Fees includes all administrative, word processing, cheque and delivery charges
  - The circumstances of each property will determine which disbursements are necessary
  - Some of the Search costs differ if property is not in Windsor, but in the County of Essex

**With or without an Existing Survey and Stewart Title Insurance**

Fees \$ 600.00  
H.S.T. 78.00

**Searches and Closing Costs, including H.S.T.**

Title Search\*\* (Estimated) 135.00  
Property Tax Status Printout 67.80  
Execution Pre-search\*\* (4 x \$11 each, search current owners and purchasers only) 49.72  
Execution Search\*\* (4x\$11 each, search current owners and purchasers only) 49.72  
Title Subsearch on closing 22.60  
Enwin Utilities search (when required \$16.95) .00  
Closing of Transaction 45.20  
Photocopies, postage, faxes, long distance 26.96  
Execution Abstracts (\$11 each) (when required) Unknown  
Courier Charges (when required) Unknown  
**Sub-Total for Disbursements \$ 397.00**

**Total Fees and Disbursements \$ 1,075.00**

**Registration Costs, including H.S.T. where applicable**

Land Transfer Tax, Depends on the purchase price  
Title Insurance, Depends on the purchase price  
Price under \$200,000 \$ 297.00  
Price between \$200,001 - \$500,000 \$ 351.00  
Register Deed 71.30  
Register Mortgage 71.30  
**Sub-Total \$ \_\_\_\_\_**

**Estimated Total Legal Costs \$ \_\_\_\_\_**

If the property is in a Town or City that does not provide verbal tax information, a tax certificate may be required at an additional cost of approximately \$67.80

**Client(s) are to make their own arrangements for Union Energy, Union Gas and Enwin services.**

**We do not make these arrangements.**

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**2011 Estimate of Lawyer's Fees and Disbursements - Mortgage**

- Fees includes all administrative, word processing, cheque and delivery charges
- The circumstances of each property will determine which disbursements are necessary

**Fees** \$ 375.00  
**H.S.T.** 48.75

**Registration Costs, with applicable H.S.T. Applicable**

Register Mortgage (1) 71.30  
Register Discharge (1) 7.130  
Register Discharge (if Line of Credit is registered on title) 71.30

**Disbursements including H.S.T.**

Title Insurance (depends on mortgage amount) \$ \_\_\_\_\_  
Closing of Transaction 45.20  
Title Subsearch 67.80  
Sheriff Certificate (2 names) 24.86  
Tax Status Printout (Windsor only) 67.80  
Photocopies, postage, faxes and long distance 22.99  
Courier Costs (as incurred, if required) Unknown

**Estimated Total Legal Costs** \$ \_\_\_\_\_

Register Document General (\$71.30 each)  
Deposit Declarations **if required** Unknown

**If the property is in a Town or City that does not prove verbal tax information, a tax certificate may be required at an additional cost of approximately \$63.00. The property owner can attend the tax department and obtain a tax certificate or tax printout usually free of charge.**

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**2011 Estimate of Lawyer's Fees and Disbursements – Real Estate Sale**

- SALE**
- Based on a City of Windsor single family residence at a purchase price of \$
  - Fees includes all administrative, word processing, cheque and delivery charges
  - The circumstances of each property will determine which disbursements are necessary
  - Some of the Search costs differ if property is not in Windsor, but in the County of Essex

<b>Fees</b>	\$ 400.00
<b>H.S.T.</b>	52.00

**Registration Costs, with applicable H.S.T. Applicable**

Register Discharge of Mortgage (1)	71.30
Register Discharge General (\$71.30 each) Deposit or Declaration if required	Unknown

**Closing Disbursements including H.S.T.**

Lawyers' Professional Indemnity	\$ 73.45
Closing of Transaction	45.20
Title Subsearch	29.38
Tax Status Printout (Windsor only)	67.80
Photocopies, postage, faxes and long distance	20.87
Courier Costs (as incurred, if required)	Unknown

<b>Estimated Total Legal Costs</b>	<b>\$ 760.00</b>
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Register Document General (\$71.30 each)	
Deposit Declarations <b>if required</b>	Unknown

**If the property is in a Town or City that does not prove verbal tax information, a tax certificate may be required at an additional cost of approximately \$67.80. The property owner can attend the tax department and obtain a tax certificate or tax printout usually free of charge.**