

## PDS Law Real Estate Fee Schedule (March 2024)

Purchase with a New Mortgage	\$ 995.00	+ Disbursements + GST
Purchase with a Draw Mortgage	\$ 895.00	+ \$250.00/draw + Disbursements + GST
Sale of your Existing Property	\$ 895.00	+ Disbursements + GST
Cash Purchase	\$ 895.00	+ Disbursements + GST
Sale and Purchase with a New Mortgage	\$1,740.00	+ Disbursements + GST
Sale and Cash Purchase	\$1,640.00	+ Disbursements + GST
Refinancing	\$ 845 to 1,245	+ 50.00/payout + Disbursements + GST
Transfer	\$ 650.00	+ Disbursements + GST
Non-Retail Bank Lender Mortgage Preparation	\$ 250.00	in addition to above fee(s) + GST (see note 3)
Bridge Interim Financing	\$ 250.00	+ Disbursements + GST
First Time Home Buyer's Incentive - Second Mortgage	\$ 300.00	+ Disbursements + GST

ANTICIPATED DISBURSEMENTS	
<b>Register Transfer of Land *</b> \$2.00 per \$5,000.00 of the mortgage rounded up to nearest \$5,000.00 + 50.00 (eg. Mortgage amount is \$100,000.00 therefore \$50.00 + \$40.00 = \$90.00)	(see description)
<b>Register Mortgage *</b> \$1.50 per \$5,000.00 of the mortgage rounded up to nearest \$5,000.00 + \$50.00 (eg. Mortgage amount is \$100,000.00 therefore \$50.00 + \$30.00 = \$80.00)	(see description)
<b>Obtain Copy of Title *</b> (This applies to a SALE, to a PURCHASE and to a PURCHASE & MORTGAGE)	\$10.00 each
<b>Obtain Tax Search *</b> (This applies to a SALE and to a PURCHASE & MORTGAGE)	\$19.00 to \$25.00 + varies
<b>Obtain Tax Certificate *</b> (This applies to a PURCHASE & MORTGAGE)	\$30.00 to \$75.00 + varies
<b>Obtain Copy of Condominium Plan *</b> (This applies to a PURCHASE & MORTGAGE)	\$10.00 +
<b>Obtain Condominium Documents</b>	\$300.00 to 500.00 + varies by corporation
<b>Obtain Copies of Documents registered against Title</b> (eg. Easements, Caveats, etc.) * (This applies to ALL if applicable)	\$10.00 each
<b>Real Property Report (Survey)</b> (This applies to SALE / REFINANCE)	\$525.00 + varies
<b>Zoning Compliance</b> [GST APPLIES TO THESE DISBURSEMENTS IN CERTAIN MUNICIPALITIES] (This applies to a SALE / REFINANCE)	\$139.00 + varies (Rush \$275.00)
<b>Title Insurance</b>	\$250 + based on purchase price
<b>Photocopies/scanning (estimate)</b> (This applies to ALL)	\$50.00 to \$70.00 + varies
<b>Courier Fees (estimate)</b> (This applies to ALL)	\$50.00 to \$80.00 + varies
<b>Postage (estimate)</b> (This applies to ALL)	\$ 5.00 to \$20.00 + varies
<b>Stationery / Office Supplies (estimate)</b> (This applies to ALL)	\$25.00
<b>File Storage</b>	\$35.00
<b>Conveyancer Real Estate Software, as applicable</b> (ie- Telus Assyst)	\$40.00 - \$80.00

1. All disbursements marked with an asterisk (\*) are G.S.T. exempt and should not vary from law firm to law firm as they are set fees with the Land Titles Office and the City of Edmonton. Disbursements are subject to G.S.T., unless otherwise stated.
2. **Complications in the transaction shall be extra billed according to our hourly rate. Complications include, but are not limited to, the following:**
  - A. RPR defects; Breach of contract; Complying with additional terms inserted into the contract;
  - B. Complying with additional conditions imposed by Lender such as paying out additional debts, meeting additional requirements normally handled by the Lender or Broker and additional security documents;
  - C. Creating related documents necessary to close (ie: Power of Attorney); and
  - D. Military transactions shall be billed accordingly to approved DND guidelines.
  - E. Due to title insurance requirements from Lender; issues related to condominiums - estoppel and insurance.
3. Due to extra requirements and work involved, we will charge an additional fee of \$250.00 on any file with a non-retail bank lender, including, but not limited to, TD (Broker Channel), First National Financial, Dominion Lending, Computershare Trust, MCAP, B2B Bank, Radius Financial, RMG Mortgages, Street Capital, Equitable Bank, Paradigm Canadian Financial, Paradigm Quest and any First Canadian Title coordinated lender(s).
4. Zoom appointments up to \$500.00 extra.
5. \$150 - \$250 per hold back as required during closing