

SCHEDULE 'A' PAGE 1

SAMPLE FOR RENTAL PROPERTY PURCHASE

BURCHELL MACDOUGALL

Barristers and Solicitors

Date:

February 3, 2012

John Michael Land and Mary Jean Land to Andrea Jane Brown

Purchase of 10 Main Avenue, Halifax, Nova Scotia

COST OF PROPERTY TO PURCHASER:

Purchase Price	\$90,000.00
Taxes in advance	1,000.00
Oil Adjustment 850litres GST at 5%	850.00
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.....	
SUB-TOTAL	\$91,850.00

CREDITS TO PURCHASER:

Deposit	\$1,000.00
Taxes - Current Year: \$1,000.00/366 * 309 days	844.26
Taxes - Arrears	0.00
Interest on Tax Arrears	0.00
Sewer and/or Betterment Charges	760.23
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Vendor Take Back Mortgage	10,000.00
Rent Adjustment (See Schedule for Details)	537.93
Security Deposit Adjustment	300.28
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.....	
SUB-TOTAL	13,442.70

BALANCE DUE TO VENDOR **\$78,407.30**

SCHEDULE 'A' PAGE 2
SAMPLE FOR RENTAL PROPERTY PURCHASE

BALANCE TO VENDOR		\$78,407.30
 PLUS:		
Municipal Deed Transfer Tax	1,350.00	
Survey (including HST)	450.00	
Property Taxes to be paid	0.00	
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E-Submitting Deed	85.18	
E-Submitting Mortgage	170.36	
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Sewer and/or Betterment Charges	760.23	
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Legal Fees	700.00	
Title Search Disbursements	0.00	
Tax Certificate	75.00	
Courier Service	0.00	
Photocopies	0.00	
Long Distance	0.00	
Fax Charges	0.00	
Postage	0.00	
Administration Fee	30.00	
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HST	120.75	
TOTAL DISBURSEMENTS		\$3,741.52
SUB TOTAL		82,148.82
Less Mortgage Funds		55,000.00
 BALANCE TO CLOSE		 \$27,148.82

STATEMENT OF RENT ADJUSTMENTS

John Michael Land and Mary Jean Land to Andrea Jane Brown - Purchase of 10 Main Avenue, Halifax,
Nova Scotia

RENTS

Unit	Adjustment	Amount
10 Main	\$600 * 26/29 days	\$537.93
TOTAL RENT ADJUSTMENT:		\$537.93

SECURITY DEPOSITS

Unit	Deposit	Interest	Amount
10 Main	300.00	0.28	\$300.28
TOTAL SECURITY DEPOSIT ADJUSTMENT:			\$300.28

SCHEDULE 'A' PAGE 3
SAMPLE DISBURSEMENT OF TRUST FUNDS RENTAL PROPERTY SALE

BALANCE TO VENDOR		\$78,407.30
LESS:		
Mortgage payout - Bank of Montreal	45,683.90	
Real Estate Commission- House Realty Limited	2,105.00	
Real Estate Commission - Select Realty Limited	3,105.00	
E-submission fee for release of mortgage	85.18	
Legal Fees	600.00	
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Courier Service	0.00	
Photocopies	0.00	
Long Distance	0.00	
Fax Charges	0.00	
Postage	0.00	
Administration Fee	30.00	
Tax Inquiry	0.00	
Electronic Searches	0.00	
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HST	94.50	
TOTAL DISBURSEMENTS	51,703.58	
SUB TOTAL		26,703.72
BALANCE TO CLIENT		\$26,703.72

SCHEDULE 'B' PAGE 1
SAMPLE FOR CONDOMINIUM PROPERTY PURCHASE

BURCHELL MACDOUGALL
Barristers and Solicitors

Date:

February 3, 2012

John Michael Land and Mary Jean Land to Andrea Jane Brown
Purchase of 10 Main Avenue, Halifax, Nova Scotia

COST OF PROPERTY TO PURCHASER:

Purchase Price	\$90,000.00
Taxes in advance	1,000.00
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Monthly Condo Fee Adjustment (\$95.00 * 26/29 days)	85.17
.....	
SUB-TOTAL	\$91,085.17

CREDITS TO PURCHASER:

Deposit	\$1,000.00
Taxes - Current Year: \$1,000.00/366 * 309 days	844.26
Taxes - Arrears	0.00
Interest on Tax Arrears	0.00
Sewer and/or Betterment Charges	0.00
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SUB-TOTAL	1,844.26

BALANCE DUE TO VENDOR	\$89,240.91
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SCHEDULE 'B' PAGE 2

\$89,240.91

BALANCE TO VENDOR		
 PLUS:		
Municipal Deed Transfer Tax	1,350.00	
Title Insurance no HST	150.00	
Property Taxes to be paid	0.00	
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E-Submitting Deed	85.18	
E-Submitting Mortgage	85.18	
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.....		
Legal Fees	600.00	
Title Search Disbursements	0.00	
Tax Certificate	75.00	
Courier Service	0.00	
Photocopies	0.00	
Long Distance	0.00	
Fax Charges	0.00	
Postage	0.00	
Administration Fee	30.00	
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HST	105.75	
TOTAL DISBURSEMENTS		\$2,481.11
SUB TOTAL		91,722.02
Less Mortgage Funds		55,000.00
 BALANCE TO CLOSE		 \$36,722.02

SCHEDULE 'B' PAGE 3

\$89,240.91

SAMPLE FOR CONDOMINIUM PROPERTY SALE

BALANCE TO VENDOR		
LESS:		
Mortgage payout - Bank of Montreal	45,683.90	
Real Estate Commission- House Realty Limited	2,105.00	
Real Estate Commission - Select Realty Limited	3,105.00	
E-submission of release of mortgage	85.18	
Estoppel Certificate	230.00	
Legal Fees	500.00	
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Courier Service	0.00	
Photocopies	0.00	
Long Distance	0.00	
Fax Charges	0.00	
Postage	0.00	
Administration Fee	30.00	
Tax Inquiry	0.00	
Electronic Searches	0.00	
.....		
HST	79.50	
TOTAL DISBURSEMENTS	51,818.58	
SUB TOTAL		37,422.33
BALANCE TO CLIENT		\$37,422.33

SCHEDULE 'C' PAGE 1

SAMPLE FOR NEW CONSTRUCTION PROPERTY PURCHASE

BURCHELL MACDOUGALL

February 3, 2012

**ABC Properties Limited to Andrea Jane Brown
Purchase of Lot 35-B, 26 Brewer Court, Halifax, Nova Scotia**

COST OF PROPERTY TO PURCHASER:

Purchase Price (based on a contract price of \$234,935.70)	\$211,273.11
Net Extras (See Attached Schedule)	0.00
Total Purchase Price (before HST)	211,273.11
HST	27,465.50
Less: HST Rebate (assigned to Vendor)	(3,802.92)
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Final Contract Price	234,935.69

Taxes in advance	450.00
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.....	
SUB-TOTAL	\$235,385.69

CREDITS TO PURCHASER:

Deposit	\$2,000.00
Taxes - Current Year: \$450.00/ 365 * 309 days	380.99
Taxes - Arrears	0.00
Interest on Tax Arrears	0.00
Sewer and/or Betterment Charges	0.00
Credit for FCT Builder's Lien Policy	350.00
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Mortgage Assumed	
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SUB-TOTAL	2,730.99

BALANCE DUE TO VENDOR	\$232,654.70
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SCHEDULE 'C' PAGE 2

SAMPLE FOR NEW CONSTRUCTION PROPERTY PURCHASE

BALANCE TO VENDOR		\$232,654.70
Municipal Deed Transfer Tax	3,169.10	
Survey (including HST)		
Property Taxes to be paid		
.....		
E-Submitting Deed	83.51	
E-Submitting Mortgage	83.51	
.....		
Credit for FCT Builder's Lien Policy	350.00	
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Legal Fees	850.00	
Tax Certificate	0.00	
Title Search Disbursements	0.00	
Courier Service	22.00	
Photocopies	10.00	
Long Distance	0.00	
Fax Charges	10.00	
Postage	4.00	
Administration Fee	25.00	
HST	138.15	
TOTAL DISBURSEMENTS	4,745.27	
SUB TOTAL		237,399.97
Less Mortgage Funds		211,442.13
BALANCE TO CLOSE		\$25,957.84