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Start-up costs of buying a home	Amount
Basic costs	
Inspection fees If you decide to purchase an existing home, be sure to have it inspected by a specialist. A detailed report will inform you whether the house requires any short- or long-term repairs and alert you to any hidden defects.	\$ <input type="text"/>
Appraisal fees In some cases, your financial institution will want to know the real value of the property you wish to acquire. An expert, usually a chartered appraiser, performs an evaluation and issues a report on the true market value of the property.	\$ <input type="text"/>
Notary fees The preparation, signing and registering of the various legal documents related to the purchase of a property requires the services of a notary. These fees are your responsibility. You would be well advised to obtain several estimates before selecting a notary, since fees may vary considerably from one professional to the next.	\$ <input type="text"/>
Additional fees and adjustment costs (property and school taxes, etc.) Additional fees and adjustment costs need to be paid upon closing the sale at the notary's office. These include property and school taxes, electricity and natural gas bills, and condominium charges, if applicable. The notary is responsible for calculating these fees as of the date of purchase.	\$ <input type="text"/>
Mortgage loan insurance If you do not have a minimum 25% down payment, you must obtain mortgage loan insurance from the Canadian Mortgage and Housing Corporation or Genworth Financial Canada. You may settle the mortgage insurance in a single payment or adjust the amount of your mortgage loan to amortize the payment. For additional information, visit our Web page on mortgage loan insurance.	\$ <input type="text"/>
First tax bill (property and school tax)	\$ <input type="text"/>
Transfer fees or "Welcome Tax" Once you have taken possession of your property, you are responsible for paying transfer fees; this is a sales tax based on a percentage of the purchase price of your property. All new property buyers are responsible for this tax, which is paid to the municipality. Enter the selling price. <input type="text"/>	\$ <input type="text"/>
Condominium fees (For condominiums and undivided co-ownerships.)	\$ <input type="text"/>
Sales taxes on new homes You may be eligible for a partial refund on sales tax on your home.	\$ <input type="text"/>
Additional costs	
Moving expenses (truck rental, professional movers, etc.)	\$ <input type="text"/>
Connecting various public utilities (telephone, cable, electricity, gas, etc.)	\$ <input type="text"/>
Mail forwarding (Canada Post) For additional information on mail forwarding, visit the Canada Post Web site.	\$ <input type="text"/>
Additional costs for home insurance	\$ <input type="text"/>
Additional expenses	
Drawings and specifications Even though they are optional for existing homes, they may be useful if you are planning any renovations.	\$ <input type="text"/>
Building permit	\$ <input type="text"/>
Furniture, appliances, etc	\$ <input type="text"/>
Interior renovations / decorating: painting, treatments, lighting fixtures, carpet cleaning, etc.	\$ <input type="text"/>
Exterior renovations / work: excavations, fencing, lawnmower, shrubberies, garden equipment, pool, garden work etc.	\$ <input type="text"/>
Cost of analyzing water, soil, etc.	\$ <input type="text"/>
Surveying fees (if necessary)	\$ <input type="text"/>
Additional costs: <input type="text"/>	\$ <input type="text"/>
Additional costs: <input type="text"/>	\$ <input type="text"/>
Additional costs: <input type="text"/>	\$ <input type="text"/>
Total	\$ <input type="text"/>