

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.	\$
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.	\$
Legal fees The preparation, signing and registering of the various legal documents related to the purchase of a property requires the services of a lawyer. Legal fees are your responsibility. You would be well advised to obtain several estimates before selecting a lawyer, since fees may vary considerably from one professional to the next.	\$
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 lawyer's office. These include property and school taxes, electricity and natural gas bills, and condominium charges, if applicable. The lawyer is responsible for calculating these fees as of the date of purchase.	\$
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 pay the mortgage insurance in one payment or adjust the amount of your mortgage loan to amortize the payment. For additional information, visit our Web page on mortgage loan insurance.	\$
First tax bill (property and school tax)	\$
Transfer tax Once you have taken possession of your property, you will have to pay a transfer tax. <div style="text-align: right;">Enter the selling price.</div>	\$
Condominium fees (For condominiums and undivided co-ownerships.)	\$
Sales taxes on new homes You may be eligible for a partial refund on sales tax on your home.	\$
Additional costs	
Moving expenses (truck rental, professional movers, etc.)	\$
Connecting various public utilities (telephone, cable, electricity, gas, etc.)	\$
Mail forwarding (Canada Post) For additional information on mail forwarding, visit the Canada Post Web site.	\$
Additional costs for home insurance	\$
Additional expenses	
Drawings and specifications Even though they are optional for existing homes, they may be useful if you are planning any renovations.	\$
Building permits	\$
Furniture or appliances, etc.	\$
Interior renovations / decorating: painting, draperies, window treatments, lighting fixtures, carpet cleaning, etc.	\$
Exterior renovations / work: excavations, fencing, lawnmower, shrubberies, garden equipment, pool, garden work etc.	\$
Cost of analyzing water, soil, etc.	\$
Surveying fees (if necessary)	\$
Additional costs:	\$
Additional costs:	\$
Additional costs:	\$
Total	\$