



WHAT ADDITIONAL COSTS SHOULD I CONSIDER?

WHILE ADDITIONAL COSTS VARY WITH EACH HOME PURCHASE, THEY GENERALLY AVERAGE ABOUT 1.5% TO 4% OF A HOME'S PURCHASE PRICE. HERE ARE SOME CLOSING COSTS TO CONSIDER:

WHAT TO PLAN FOR

HOW MUCH¹

WHAT IT IS

Provincial Property/Land Transfer and Registration Taxes
**Not applicable in Alberta*

It is based on a percentage of the purchase price (0.5% to 2%) and varies from province to province.
**Not applicable in Alberta.*

Most provinces levy a tax on a home purchase that must be paid at the time of registration.
**Not applicable in Alberta.*

Legal/Notary Fees

Check with your lawyer or notary for current rates, estimated purchase transaction \$1200-1600.

Professional representation protects your interests in the purchase of a property. Fees and disbursements may vary based on a transaction's complexity.

Default Mortgage Insurance Premium (added to your mortgage and financed). There are 3 default mortgage insurers in Canada: CMHC, Genworth & Canada Guaranty.

Insurance Premium depends on the amount you are borrowing and the percentage of your down payment. It typically ranges from 1% to 3.60% of the principal amount of the mortgage.

Any home purchase where the down payment is between 5% and 19% is considered a high-ratio mortgage and must be insured to protect the lender in case of default by the borrower.

Property Insurance or Home Insurance (eg. protection against loss due to fire)

Varies based on value of the property, location and contents of the home, typically paid on a monthly basis.

Mortgage lenders require you to have property insurance in place when you take possession of your new home. Make sure you enlist an insurance agent early.

Home Inspection (optional, but recommended)

\$200 to \$500

A home's clean bill of health from a qualified home inspector can provide a great deal of comfort when buying a resale home.

Moving Costs

Variable, per hour

Costs depend on what you can do yourself and the distance involved. Prices may be higher at the end of the month or in the summer.

Service Hook Ups (hydro, telephone, internet, cable, and other utilities)

\$100 to \$500

Initial hook-up charges may apply and are determined by the utility service provider. Check with your local service providers.

¹Amounts and percentages are shown for illustrative purposes only.



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