

INFORMATION FOR PURCHASER

1. Thank you for considering our firm for assisting you in the transaction.
2. Communication with you is essential. Please provide us with your home, work, cell telephone numbers, email address(es) and any other preferred ways you wish for us to contact you.
3. Please advise us as soon as possible as to the full name(s), birthdate(s) and spousal status of the person(s) taking title to the property.
4. Please ensure that your lender and insurance agent have our contact particulars.
5. Your privacy is important to us our privacy policy and consent can be reviewed at www.johnwolfelawyer.com. We request this consent in writing as the third party(s) to whom we are communicating (your mortgage company or your insurance agent for example) have obligations to you respecting your privacy as well and will on occasion require us to demonstrate that we have your consent to discuss matters relevant to your transaction.
6. If you are a non-resident of Canada, please advise us prior to closing, as this affects the amount of Land Transfer Tax payable by you on closing.
7. We recommend title insurance as a cost effective means of protecting your interests and satisfying the requirements of most financial lenders.
8. You are well advised to contact the utility companies to establish your account(s) and advise as to your preferences as to billing and remitting thereon.
9. It will be your responsibility to arrange fire insurance coverage, with loss payable to the mortgagee(s) who are lending you the funds to acquire the property. Such insurance is to be effective on the closing date. Please have your agent provide written confirmation of the insurance details with our office prior to closing by fax at 905 945 9166.
10. Do not take possession of the property before the closing date. Doing so could prejudice your right to object to some title defects that may be discovered prior to closing. If it is unavoidable to take up possession prior to closing please call to discuss what action may be taken to minimize risk to you.
11. We will discuss with you the logistics of closing day, anticipated time of closing and time when keys will be available. Not all matters are within our control. For example if the funds from a sale of your existing home is necessary to acquire your new home, the closing day process of acquiring your new home does not in effect begin until the funds from the sale of your existing home are available to me. Simply put nothing moves faster than the money.
12. Taxes, fuel oil, propane and any mortgages to be assumed will be adjusted on closing.
13. We will arrange an appointment with you prior to closing to review the title, adjustments, financing and other arrangements.
14. We will advise you amount of money to be provided by you to close the transaction, which will include the balance due on closing, our fees and disbursements and the amount payable on account of Land Transfer Tax. These funds should be brought in early on the closing date or the day before, in the form of a certified cheque or bank draft payable to "John L. Wolfe, LL.B., IN TRUST".
15. Finding Us We are located on Main Street East in Grimsby. We are immediately across the street from the Station One Coffee shop, there is parking in the rear, and handicap access.
16. In addition to incidental disbursements for registration and search fees, Land Transfer Tax is payable by the purchaser at the time the deed is registered. A link to assist you in the calculation of Land Transfer Tax is http://www.titleplus.ca/real_simple_real_estate_guide/buying_property/landtransfertax.html
17. Please advise us immediately if you suspect any difficulties in completing this transaction, for example changing the closing date, inability to complete, obtaining necessary signatures, parties being absent or ill.
18. Legal fees and some disbursements are subject to 13% HST.