

Real Estate Law

John Wolfe & Associate can provide legal advice on wide variety of real estate matters, including:

The purchase and sale of residential properties:

- Reviewing and negotiating agreements of purchase and sale
- Acting for sellers or buyers on the purchase of a resale home
- Acting for buyers on the purchase of a new builder home

The purchase and sale of condominiums:

- Acting for sellers or buyers on the purchase of a resale condominium
- Acting for buyers on the purchase of a new builder condominium

Refinancing:

- Acting for borrowers on mortgage transactions or real estate financing
- Acting for lenders on mortgage transactions or real estate financing

Mortgages:

- The purchase and sale of a business properties
- Reviewing and negotiating agreements of purchase and sale of a business property
- Acting for sellers and buyers on the purchase of a resale business property
- Acting for sellers or buyers on the purchase of a new business property

Other real estate services:

- Negotiation and registration of other real estate-related agreements
- Joint venture agreements
- Commercial lease arrangements including preparation, review
- Negotiation of offers to lease, lease documents, renewals and amendment

JOHN WOLFE & ASSOCIATE RATES FOR TYPICAL RESIDENTIAL REAL ESTATE TRANSACTIONS

Standard Fees for Transactions under \$1,000,000

- Resale Home Purchase (includes one mortgage): \$1085.00
- New Home Purchase (includes one mortgage): \$1145.00
- Sale (includes discharge of one mortgage): \$995.00
- Estate Sale or Matrimonial Split Sale: \$1350.00
- Refinancing (includes one mortgage payout): \$675.00
- New Home Interim occupancy closing - \$400.00

All fees include standard disbursements such as photocopies, postage, faxing, courier etc.

If required for any Purchase, Refinance or Sale transaction the following additional fee charges may be added to your bill for services:

- Preparation of additional mortgages i.e. 2nd, 3rd etc.. - \$250.00 each
- Review of New Home Purchase Offer - \$350.00
- Review of Status Certificate for Condo Purchases - \$350.00
- Late receipt of agreement of purchase and sale for a transaction within a week prior to closing - \$250.00
- Late receipt of mortgage instructions received within 2 business days of closing - \$250.00
- Application Name Change - \$125.00
- Preparation of Agreement of Purchase and Sale - \$250.00 – 400.00
- General Application to amend PIN - \$50.00
- Survivorship Application or Transmission Application - \$125.00
- Bridge Loan - \$100.00
- Missed, separate, evening or weekend appointments - \$50.00
- Payouts (more than 1 mortgage or debt payments) - \$50.00 each
- Assignment of Rents or Registration of Power of Attorney - \$125.00
- Transfer of Title - \$125.00
- Construction mortgage advances - \$250 per advance
- Family/Holding money in trust - \$250.00 - \$500.00

Third party closing disbursements such as government registration and search fees, system access fees, software fees, status certificate request fee, title insurance and land transfer tax are not included. HST is not included.

Land Transfer Tax (Charged by Ontario Government, Toronto properties are double the taxation) First time home buyers may be exempt up to a max of \$4,000.00. Exceptions apply.

Commercial Purchase/Sale:

- To be quoted upon review of Offer

PRICES SUBJECT TO CHANGE AT ANY TIME WITHOUT NOTICE AND APPLICABLE TAXES

For more information please contact the office at 905-945-9231.

Prices in effective for all offers received as of January 1, 2021