

## **Closing Cost**

There are many costs that home buyers incur, especially upon purchasing your first home that you should expect to pay. Some of the expenses related to buying a home are one-time costs, while others are continuing costs.

Your largest cost at the beginning is your down payment. As a first time buyer, this would likely represent only 5 - 10% of the purchase price. However, you should be prepared to pay for additional costs, such as:

- **Legal Fees & Disbursements**
- **GST and PST (if applicable)**
- **Property or Land Transfer Tax**
- **Adjustments (reimbursed to the vendor)**
  - Interest**
  - Property Taxes**
  - Utility Payments**
- **Strata or Condominium Fees**
- **Estoppel certificate fee**
- **Survey Fee**
- **Home Inspection Fee**
- **Water quality and quantity certificate**
- **Appraisal Fee**
- **Mortgage broker's fee (if applicable)**
- **Mortgage Loan Insurance Premium (if less than 25% down)**
- **Mortgage Loan Insurance Application Fee (if less than 25% down)**
- **Moving Expenses**
- **Renovations and repairs**
- **Furniture, paint, carpeting, window coverings, etc.**
- **Service and Utility Hook-up Fees**
- **Property/Condominium Insurance**
- **Mortgage Application Fee**
- **Deed and/or Mortgage Registration Fee**

Additionally, once you have purchased your home, you will incur regular expenses on a monthly, quarterly or yearly basis. Some of these costs include:

- **Mortgage Payment**
- **Water and/or Sewer Payments**
- **Electricity and Gas Services**
- **Cable and Telephone Services**
- **Property Taxes**
- **Strata or Condo Fees**
- **Repair/maintenance Expenses**
- **Homeowner's Insurance**

It is extremely important to ensure you set aside a MAXIMUM amount of funds for your home buying costs. Your realtor can assist you by drafting a statement of expenses for you to outline the approximate closing costs. You will definitely be wiser in the long run to make sure you have the money set aside to avoid any surprises at closing time.