

LEGAL FIRM NAME SAMPLE

Real Estate Title Transfer SAMPLE BUYERS' STATEMENT OF ADJUSTMENTS

Seller: *Seller's name(s) here*

Buyers: *Buyer's name(s) here*

Civic: *Full civic address here*

Legal: *Full legal description here*

File Ref. No: *The internal, office reference number used to identify your file*

Completion Date: *Date the property title will transfer into your name*

Adjustment Date: *Date used for the property adjustments (taxes, utilities, etc.)*

Possession Date: *Date you will take possession of the property (often a day or after completion)*

	Debits <i>[still outstanding]</i>	Credits <i>[already paid]</i>
Purchase Price:	\$600,000.00	
Property Transfer Tax (PTT) estimator here	\$10,000.00	
Deposit paid to <i>[your Realtor's company]</i>		\$5,000.00
Estimated mortgage proceeds from <i>[your lender]</i> . **The default insurance premium is paid by your lender so deducted from the net proceeds they provide to your solicitor		\$400,000.00
Buyers portion of <i>[current tax year]</i> paid by Seller: <i>[confirmed tax amount]</i> less H.O.G. \$770.00 = <i>[net property taxes after Home Owner Grant is claimed]</i> . Debit Buyers from <i>[closing date]</i> to December 31st, <i>[of current year]</i> . <i>[Net taxes, or gross if no HOG applicable] ÷ 365 [which results in the cost per day] X [days property will be in your ownership for the current tax year]</i>	\$3000.00	

Buyers portion of annual utilities paid by Seller. Utilities: \$300.00

[Total utilities amount paid] Credit Seller [closing date until end of period date], [total amount] ÷ 365 [which results in the cost per day] X [days property will be in your ownership for the current tax year]

Strata Management Company adjustments \$400.00

Strata Management Company fee *[payment of Strata Forms F and B as well as any additional strata documents required]* \$200.00

Cost to obtain *[required documents]* \$75.00

Cost to obtain [title insurance](#) \$250.00

Legal Account \$1568.00

Fees \$1000.00

Disbursements \$400.00

GST \$70.00

PST \$98.00

Sub Totals \$615,793.00 \$405,000.00

Balance required to complete by certified cheque or bank draft made payable to *[Your Notary or Lawyer's Office - confirm the exact spelling with them]* **"In Trust"** **\$210,793.00**

Totals \$615,793.00 \$615,793.00

Prepared by
[Name of your Notary or Lawyer]
[Contact details]

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The information provided in this document is hypothetical and does not represent any real-life transaction or legal scenario. Any resemblance to actual persons, entities, or events is purely coincidental.

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