



Account Estimate From
Lopatka Law

Philip L. Lopatka Professional Corporation
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Philip L. Lopatka*
Lawyer

Vendor:
Purchaser:
Adjustment / Closing Date:
Property:

Date:
File No.:
Lender[s]:

Projected Total Fees and Disbursements

\$ -

Particulars of Fees, Disbursements, Other Charges, G.S.T. and Services

1. Lopatka Law Competitive Flat Fee [Exclusive of G.S.T.]

Flat Fee Services	Flat Fees	Applicable Fee	Total
Purchase and Mortgage **	\$ 799.00	\$	-
Purchase [Cash]**	\$ 699.00	\$	-
Mortgage [Refinance Only]**	\$ 699.00	\$	-
Each Additional Mortgage Advance**	\$ 99.00	\$	-
Sale**	\$ 699.00	\$	-
Contract Review** [Residential Resale Only - BEFORE Signing or condition removal]	\$ 199.00	\$	-
Contract Re-Write /Preparation [Residential Re-sale Only]**	\$ 399.00	\$	-
Additional Fees†	variable	\$	-
Total Fees [Exclusive of G.S.T.]			\$ -

2. Disbursements

No applicable G.S.T. Disbursements

Land Titles Office Registration Fees	Cost	# Required	Total
Transfer of Land - Varies [\$50 plus \$1 per \$5,000 of purchase price]			\$ -
Mortgage - Varies [\$50 plus \$1 per \$5,000 of purchase price]			\$ -
Caveat Registration Fee	\$ 35.00		\$ -
Caveat Discharge Fee	\$ 10.00		\$ -
Certified Copy of Title Fee	\$ 10.00		\$ -

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Fax Confirmation Fee	\$	10.00	\$	-	
Land Titles Office Search Fees					
Title Search Fee	\$	10.00	\$	-	
Registered Documents Search Fee	\$	10.00	\$	-	
City of Edmonton Tax Search Fees					
City of Edmonton Online Tax Search Fee	\$	13.00	\$	-	
City of Edmonton Fax Tax Search Fee	\$	16.00	\$	-	
City of Edmonton Online Tax Certificate	\$	31.00	\$	-	
City of Edmonton Fax Tax Certificate	\$	38.00	\$	-	
Other Alberta Government Search Fees					
Alberta Personal Property Registries	\$	3.00	\$	-	
Alberta Corporate Registries Search Fee	\$	1.00	\$	-	
Title Insurance Fees [if required]					
Title Insurance Premium [varies - www.stepsonline.ca/transaction/premiumcalculator]	\$	-	\$	-	
City of Edmonton Municipal Compliance Fees					
Municipal Compliance Fee [Residential: \$120 Regular / \$239 Express / Commercial: \$250 Regular / \$499 Express]	\$	-	\$	-	
Total Disbursements [No. G.S.T. Applicable]			\$	-	
G.S.T. Applicable Disbursements					
Condominium Document Fee [Varies - Charged by Condominium Corporation / Management Company]	\$	-	\$	-	
Real Property Report [Varies - Charged by Surveyor]	\$	-	\$	-	
Courier Charges [Estimated]	\$	13.00	\$	-	
Registry Agent Charges [Estimated]	\$	7.00	\$	-	
Other Charges Long Distance, Postage, Photocopying etc.	\$	99.00	\$	-	
Total Disbursements [Exclusive of G.S.T. Applicable]			\$	-	
3. G.S.T.			Total [Exclusive G.S	Total	
Total Fees [Exclusive of G.S.T.]		\$	-	\$	-
Total Disbursements [Exclusive of G.S.T. Applicable]		\$	-	\$	-
			Total G.S.T.	\$	-
Total Fees, Disbursements and G.S.T.			\$	-	

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**** PARTICULARS OF SERVICES (SALE)**

To all services rendered to you in this matter, including the following: Receipt of instructions; Review Offer to Purchase and Interim Agreement/Real Estate Purchase Contract [AFTER CONDITION REMOVAL]; Land Titles Office searches to ascertain what instruments, if any, are registered against title; Search at the municipality for municipal taxes outstanding against the subject property; Prepare Statement of Adjustments, and prepare other documents required to complete the transaction, including the Transfer of Land; Attend upon execution of documents; Provide documents in trust to the solicitor for the Purchaser on trust conditions for payment of funds required to close the transaction; Receive and disburse trust funds in accordance with instructions and trust conditions; Obtain and register discharges respecting encumbrances as may be required [subject to additional fees for discharges of registrations]; Report on the registration of documents, as required, and account with respect to trust funds received and disbursed; The foregoing includes one half hour meeting or telephone call to review and execute documents and additional charges may apply at our standard hourly rate after the first half hour. Subject to the terms and conditions and as more particularly set forth in our standard retainer letter in the matter. This limited retainer flat fee service is for single family dwelling residential units only.

**** PARTICULARS OF SERVICES (PURCHASE AND MORTGAGE) (MORTGAGE) (CASH PURCHASE)**

Receipt of instructions Review Offer to Purchase and Interim Agreement/Real Estate Purchase Contract; Land Titles Office searches to ascertain what instruments, if any, are registered against title; To take steps or make arrangements to ensure that title will be subject only to those encumbrances and/or registrations against title which the Purchaser has agreed to assume, if any, according to the Real Estate Purchase Contract / Offer to Purchase and Interim Agreement; Search at the municipality for municipal taxes outstanding against the subject property, and obtain a tax certificate; Ascertain whether the Vendor is a non-resident of Canada within the meaning of Section 116(5) of the Income Tax Act (Canada); Review and advise on documents provided to us in trust by the Vendor; Review the Statement of Adjustments to confirm calculation of proper adjustments; Attend upon execution of documents, including attendance upon execution of new mortgage documents or mortgage assumption documents, if any; Attend to registration of documents at Land Titles Office as required; Receive and disburse trust funds in accordance with instructions and trust conditions; Report on the registration of documents, and account with respect to receipt and disbursement of trust funds; if there is a new mortgage to be registered, we provide services as required to perform instructions received from the Mortgagee. The foregoing includes one half hour meeting or telephone call to review and execute documents and additional charges may apply at our standard hourly rate after the first half hour. Subject to the terms and conditions and as more particularly set forth in our standard retainer letter in the matter. This limited retainer flat fee service is for single family dwelling residential units only.

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**** Particulars of Service for Contract Review [BEFORE signing or Condition Removal]**

Contract Review BEFORE condition of conditions: is a limited retainer [subject to our standard limited retainer terms and conditions - contact us for details] and includes a review of a contract and a half hour meeting or telephone call to review the contract. You will remain responsible for and in control of your matter and interests at all times, including being responsible for understanding the issues, resolution options, potential consequences of those resolution options and consequences, removal of condition precedents, payment of deposits, receipt of the deposits into trust, negotiation of terms, amendments and modifications to the contract, due diligence, conveyancing, providing notice under the contract and any and all other matters respecting or relating to the Contract and the property including but not limited to performing the contract, complying with the terms of the contract and the conveyancing. We will not make any independent investigations other than as expressly agreed to and will rely upon your limited disclosure of the facts and circumstances. Additional charges may apply for services provided beyond the scope of a limited retainer for a contract review. This limited retainer flat fee service is for the resale of existing single residential units only [not multi-family or any use other than residential], and does NOT include contracts providing for the construction of all or part of the property, draw mortgages, new homes, new condominium units where construction or the construction of the condominium complex is not complete. Additional charges may apply. After the first half hour, our standard hourly rate is applicable thereafter.

**** Particulars of Service for Contract Re-Write and Preparation**

Contract preparation is a limited retainer [subject to our standard limited retainer terms and conditions - contact us for details] and includes a half hour initial intake telephone call or meeting, use of our standard form of contract [additional charges apply for amendments, revisions and deviating from the same], and a half hour meeting or telephone call to review the contract. You will remain responsible for and in control of your matter and interests at all times, including being responsible for understanding the issues, resolution options, potential consequences of those resolution options and consequences, removal of condition precedents, payment of deposits, receipt of the deposits into trust, negotiation of terms, amendments and modifications to the contract, due diligence, conveyancing, providing notice under the contract and any and all other matters respecting or relating to the Contract and the property including but not limited to performing the contract, complying with the terms of the contract and the conveyancing. We will not make any independent investigations other than as expressly agreed to and will rely upon your limited disclosure of the facts and circumstances. Additional charges may apply for services provided beyond the scope of a limited retainer for a contract review. This limited retainer flat fee service is for the resale of existing single residential units only [not multi-family or any use other than residential], and does NOT include contracts providing for the construction of all or part of the property, draw mortgages, new homes, new condominium units where construction or the construction of the condominium complex is not complete. Additional charges may apply. After the first half hour, our standard hourly rate is applicable thereafter.

† ADDITIONAL FEES - Additional fees may be applicable for additional services provided beyond the services included in our flat fee. Common additional service fees provided are: 1. Contract Review BEFORE condition removal: \$199.00 for first hour and \$399 for Contract Re-Write or Preparation \$399 for first hour; 2. Title Insurance Matters: \$99.00 for first hour; 3. Contract Amendment Matters: \$199.00 for first hour; 4. Rush fees if documents are not provided 2 weeks prior to closing [\$199 if provided a week before closing and if provided less than a week before closing an hourly rate will be applied]; 5. Non-standard lender fee applicable for additional documentation and requirements of a lender, or the client, which are outside of our standard services provided for the quoted flat fee \$199 for first hour; 6. Bridge financing fees will be dependent upon the requirements of the bridge financing lender which depending upon the instructions we received from the lender may range from \$199 for a simplified assignment of sale proceeds to our full fee for registering and reporting upon a mortgage and related security to secure the bridge financing; 7. For debt consolidations additional fees will be applicable of \$49 per payout for paying out debts to third party creditors; 8. For draw mortgages additional fees of \$99 per draw. After the first half hour or first hour or first other time period set forth above for each additional service [as the case may be] our standard hourly rate will apply.

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Please note as follows:

Fees are effective January 1, 2018 and are subject to change without any prior notice.

Fees are based upon a routine transaction and the particular services included are subject to change without any prior notice. Disbursements are costs and expenses incurred by law firms in attending to your transaction and may not vary substantially between law firms.

The listed disbursements are estimates only both in the amount and the disbursements incurred as it will vary depending upon the individual circumstances.

This account estimate is for informational purposes only, does not create a solicitor-client relationship, is not legal advice or professional advice and does not constitute an offer of Lopatka Law to provide legal representation or legal services. If you would like to retain Lopatka Law please contact a lawyer at our firm and we can discuss whether we can represent you or otherwise provide you with legal services and the terms of our retainer should we be able to and agree in writing to represent you.

A solicitor-client relationship will arise between you and our firm only if we expressly agree in writing to act for you. Until we specifically agree to act for you on a matter, you should not provide us with any confidential information or material. You may not receive a response from us to an unsolicited submission and information sent to us via our website, as we review and respond to all such submissions and information if and when we consider it appropriate to do so within our sole and unfettered discretion.

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