

BASIC FEE SCHEDULE



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<p>SALE</p> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p>Costs on all transactions include title searches, searches of registrations on title (caveats, restrictive covenants etc.), property tax searches, courier, and photocopying, and accordingly can vary depending on the number of titles and registrations and location of the lenders and the other lawyer.</p> </div>	<p>Sale Price <\$300,000 \$795 + costs = ~ \$895 approx. \$950 incl. GST*</p> <p>Sale Price of or >\$300,000 \$895 + costs = ~ \$995 approx. \$1,050 incl. GST*</p> <p>* (+cost of Estoppel Certificate- condo; Real Property Report - house)</p>
<p>PURCHASE WITH MORTGAGE</p> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p>Some lenders on purchases or refinances require title insurance at your cost – add \$100 - \$200.</p> </div>	<p>Purchase Price <\$300,000 \$995 + costs + LTO + GST approx. \$1,200 incl. GST (+LTO)</p> <p>Purchase Price of or >\$300,000 \$1,095 + costs + LTO + GST approx. \$1,300 incl. GST (+LTO)</p>
<p>PURCHASE CASH</p>	<p>Purchase Price <\$300,000 \$795 + costs + LTO + GST approx. \$970 incl. GST (+LTO)</p> <p>Purchase Price of or >\$300,000 \$895 + costs + LTO + GST approx. \$1,070 incl. GST (+LTO)</p>
<p>PURCHASE WITH ASSUMPTION</p>	<p>Purchase Price <\$300,000 \$850 + costs + LTO + GST approx. \$1,025 incl. GST (+LTO)</p> <p>Purchase Price of or >\$300,000 \$950 + costs + LTO + GST approx. \$1,125 incl. GST (+LTO)</p>
<p>REFINANCE</p>	<p>\$795 + costs + LTO + GST approx. \$965 incl. GST (+LTO)</p>

Land Titles Office Registration Fees (LTO):

Transfer and Mortgage: \$100 + \$2/\$5,000 on price
and \$1.50/\$5,000 on mortgage

Mortgage only: \$50 + \$1.50/\$5,000 on mortgage

Transfer only: \$50 + \$2/\$5,000 on transfer price

Fees subject to Additional Services Schedule

ADDITIONAL SERVICES SCHEDULE*

Sales

Obtain new or updated real property report; City compliance	no fee -- at cost
Application to City for Encroachment Agreement	\$350.00
Application to City for Development Permit/Relaxation	\$350.00
Payout of more than 2 mortgages or registrations (each additional)	\$75.00
Interim Financing on purchase by assignment of sale proceeds	\$250.00
Preparation/Registration of Power of Attorney	\$200.00
Sending documents outside office for client signing/notarizing - and review on return	\$200.00
Rush Closing (Including receipt of realtor's conveyance instructions with conditions waiver less than 5 clear business days from completion date)	\$250.00
Non-Resident seller tax holdback issues	Time Basis
Non-routine Closing or Post-Closing disputes/issues	Time Basis

Purchases

Re-preparation of documents due to amended mortgage instructions	\$250.00
Interim Financing by assignment of sale proceeds (invoiced to sale file)	\$250.00
Preparation/Registration of Power of Attorney	\$250.00
Construction draw mortgages (each additional draw)	\$150.00
Sending documents outside office for client signing/notarizing - and review on return	\$250.00
Rush Closing (including receipt of realtor's conveyance instructions with conditions waiver less than 5 clear business days from completion date; OR receipt of mortgage instructions less than 4 clear business days from completion date)	\$250.00
Non-routine Closing or Post-Closing disputes/issues	Time Basis

*Disbursements (our costs) and GST are in addition to indicated fees

We believe our Basic Fees are reasonable and provide fair value for the services provided. Rather than charge a higher basic "all inclusive" fee to all clients, we charge additional fees for extra services only on those transactions as required. These extra services take more of our time and expertise, and are invoiced accordingly.

-- updated Jan. 2020

