

BUYER'S CASH SHORTFALL CALCULATION SHEET

Name: _____ Purchase From: _____

Closing Date: _____ File Number: _____

ESTIMATED STATEMENT OF ADJUSTMENTS

	CREDIT BUYER	CREDIT SELLER
Purchase Price:	\$ _____	\$ _____
Deposit Paid:	\$ _____	\$ _____
20__ Taxes Paid/Unpaid based on \$_____ (19__) + _____ days:	\$ _____	\$ _____
Assumption of First Mortgage as at _____/20__:	\$ _____	
Accrued Interest on Mortgage to _____/20__:	\$ _____	
Tax Credit/Debit with City/Mortgagee:	\$ _____	\$ _____
Condominium Adj. (\$____ x____ days):	\$ _____	\$ _____
Rental Adjustment (\$____ x days):	\$ _____	\$ _____
Vendor Take Back Mortgage:	\$ _____	
Security Deposit:	\$ _____	\$ _____
Interest on Security Deposit:	\$ _____	\$ _____
Other Adjustments:	\$ _____	\$ _____
ESTIMATED CASH REQUIRED TO CLOSE:	\$ _____	\$ _____
	\$ _____	\$ _____
	\$ _____	\$ _____

ESTIMATED NET MORTGAGE PROCEEDS

Gross Mortgage Amount: \$ _____

Less: Mortgage Insurance Fee: \$ _____

Less: Hold back for 20__ Taxes (if any) \$ _____

Less: Interest Deducted from Mortgage Funded
to Mortgage start date (A.K.A. "Interest
Adjustment Date" or "I.A.D.") \$ _____

Other Holdbacks: \$ _____

ESTIMATED NET MORTGAGE PROCEEDS: \$ _____
\$ _____

\$ _____

ESTIMATED CASH SHORTFALL STATEMENT

(a) Cash required to close per Statement of
Adjustments, above: \$ _____

(b) Plus, *possible* interest to Vendor on Cash to Close
at ____% from _____ (closing date)
to _____ (date of release of funds)
_____ (days) x _____ = _____ \$ _____
(no. of days) (per diem rate)

(c) Plus: Legal Fees and Disbursements \$ _____

(d) Less: Net Mortgage Proceeds: \$ _____

ESTIMATED SHORTFALL: \$ _____
\$ _____

\$ _____ \$ _____

CALCULATION OF FEES AND DISBURSEMENTS

Non-Taxable Disbursements

Land Titles Office.

1. Initial Searches

Tax Search/Certificate _____
Estoppel Certificate _____
G.R. Search on R.O. _____
G.R. Search on Exact _____
Name of Client _____
Copy of Encumbrances _____
Photocopy of Plan _____
Register Caveat _____
Discharge of Caveat _____

Taxable Disbursements:

Condominium Association

Estoppel Certificate _____
Condominium Package _____

Courier Charges:

Land Titles Office _____
Report to Mortgage Co. _____
Pick up funds Mortgage Co. _____
Funds to vendors solicitor _____
Pick up Survey _____
To Planning/Zoning (Compliance) _____
From Planning/Zoning _____

Condominium:

Unit Titles Parking _____
Title _____
Master File _____
Condominium Plan _____
G.R. Condo Corp. _____
Estoppel Cert./Ins. _____
Court House Actions _____
Sheriffs Office Writs _____
Bylaws. Budget _____
Fin. Statement _____

Miscellaneous Charges:

Long Distance Calls _____
L.T.O. Agent Fees _____
Photocopying Charges _____
Postage _____
Survey/Real Property Report _____
Fax Charges _____
Other _____

Central Registry Searches on Vendor

Chattels _____

Summary:

2. Corporate Concerns:

Alberta Registration

Total Taxable Disb . \$ _____
Total 7% G.S.T. \$ _____

Total Non-Taxable
Disbursements \$ _____

Fees:

Corporate Registry Searches:

Purchase	\$ _____
Sale	\$ _____
Mortgage	\$ _____

Telephone Search	_____	Plus: 7% G.S.T.	\$_____
Certificate of Status	_____		
Copies of By-Laws	_____		
Annual Returns	_____		
Charter Documents	_____		

W.C.B. Searches _____

3. *Compliance/Zoning*

4. *Registrations:*

Register Transfer \$35.+	_____
Register Mortgage \$15+	_____
Subsearch & C.C. of T.	_____
G.R. Certificate	_____
Sheriff's Certificate	_____
Discharge Mortgage	_____
Discharge Caveat	_____
Other	_____

:

TOTAL FEES & DISB.:	\$_____
--------------------------------	---------

QUICK CALCULATION

For Vendor and Purchaser

Taxable Disbursements:

Vendor Disb. Estimate	_____.
Purchaser:	
Courier	_____
Photocopies	_____
Survey	_____
Postage	_____
Condo. Documents	_____
Miscellaneous	_____
Total Taxable Disb	\$_____
Plus: 7% G.S.T.	\$_____
Non-Taxable Disb.	\$_____
\$35+ _____	
\$15+ _____	

Fees:	
Purchase	\$_____
Sale	\$_____
Mortgage	\$_____
Plus: 7% G.S.T.	\$_____

Total Non-Taxable Disbursements:

(Put this figure in summary)

Total Fees, Disb. & G.S.T.	\$_____
---------------------------------------	---------

\$_____