

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:	\$ _____	\$ _____
	<hr/> \$ _____	<hr/> \$ _____
	_____	_____

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 _____

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 _____

Central Registry Searches on Vendor

Chattels _____

2. *Corporate Concerns:*

Alberta Registration

Corporate Registry Searches:

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 _____

Miscellaneous Charges:

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

Summary:

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

Total Non-Taxable
Disbursements \$ _____

Fees:

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

Telephone Search _____
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 Non-Taxable Disbursements:
(Put this figure in summary)

\$ _____

Plus: 7% G.S.T. \$ _____

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