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SELLERS' COSTS

Here's a list of typical expenses that you may incur in the sale of your property. This list is not exhaustive and there may be other costs that apply to your specific situation.

- Realtor Fees. Typically covers payment of your realtor and the cooperating realtor. Payable upon the completion date as listed in the Contract of Purchase and Sale (the actual date that the sale completes).
- Fees for lawyer or notary (approx \$750 - 2000)
- Inspection (typically \$300-1200). Buyers often pay for their own but sellers sometimes want to identify any potential problems, or the lack thereof, in advance.
- Property survey. Not usually necessary but helps determine the boundaries and measurements of a parcel of land and specifies the location of major structures, and any registered or visible easements or encroachments on the property so these are known (range around \$750-2000).

- Contractors (Stagers / Designers / Carpenters / Painters / Plumbers / Landscapers etc). Home owners typically want to showcase their home in its best light to get it ready for sale. This can involve hiring professionals, but people often do it themselves.
- Goods and Services Tax (GST). The GST applies to REALTOR® fees, and the fees of various contractors and home inspectors.
- Property taxes and adjustments depending on if prepaid. (see details in the contract of purchase and sale)
 - Property taxes - depending on the Contract of Purchase and Sale, you may be required to reimburse the buyer for prepaid property taxes if all parties agree to extend the time you remain in the home.
 - Rent and security deposits: if there is a secondary suite or a laneway home rental and the tenancy continues, you will have to transfer the security deposit with accrued interest to the buyer because the buyer is responsible for reimbursement when the tenant leaves.
- Final utility payments. Sellers are responsible for utility payments until the date of possession.
- Probate fees where applicable (speak with your lawyer)
- Costs of clearing the property title
 - Discharge fees charged by encumbrance holders; and
 - Pre-payment penalties.
- Moving costs.
- Storage costs (if necessary).