

Calculate Your Debt	Sellers Cost Analysis	
<p>Credit Cards</p> <p>Visa _____</p> <p>Master Card _____</p> <p>Amex _____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Total Credit Cards <input type="text"/> A</p>	<p>Your Homes Selling Cost <input type="text"/> E</p> <p>Closing Costs</p> <p>5% Sales Commission _____</p> <p>HST on commission _____</p> <p>Lawyer Fees _____</p> <p>Outstanding Property Tax _____</p> <p>Debt to be paid off (D) _____</p> <p>Mortgage(s) _____</p> <p>Mortgage discharge penalties _____</p> <p>Total Closing Costs <input type="text"/> F</p>	<p>Commission: 5% 2.5% is split between the Selling Agent & Broker and the Buying Agent & Broker HST: 13% of Total Commission</p> <p>Property Tax must be uptodate on current home</p> <p>Downpayment: As stipulated in Mortgage agreement with lender. CMHC may apply if less than 20% downpayment.</p> <p>Land Transfer Tax: Calculations are available for you to download from www.meganscott.ca</p> <p>Lawyer fees vary. Lawyer fees are usually payable at time of closing. Check with your Lawyer for pricing and timing.</p> <p>Note: Lawyer fees apply to the purchase and the sale of a home and are calculated at different amounts due to disbursements and other factors.</p>
<p>Loans</p> <p>Personal _____</p> <p>Bank _____</p> <p>Line of Credit _____</p> <p>Car Loan _____</p> <p>_____</p> <p>Total Loans <input type="text"/> B</p>	<p>Profit at Closing or the Downpayment On New Home <input type="text"/> G (E - F)</p>	
	<p>Your Purchase Price _____ H</p> <p>Downpayment (G) _____ G</p> <p>New Mortgage Amount <input type="text"/> I (H - G)</p>	
<p>Leases</p> <p>Car Lease 1 _____</p> <p>Car Lease 2 _____</p> <p>Computer _____</p> <p>Other _____</p> <p>Total Leases <input type="text"/> C</p>	<p>Closing Costs</p> <p>Ontario Land Transfer Tax _____</p> <p>Toronto* Land Transfer Tax _____</p> <p>Lawyer Fees _____</p> <p>Disbursements _____</p> <p>Appraisals _____</p> <p>C.M.H.C + HST _____</p> <p>Title Insurance _____</p> <p>Property Tax _____</p> <p>Utility Transfer/Set-up Fees _____</p> <p>Movers _____</p> <p>Miscellaneous _____</p> <p>Other Settling Costs _____</p> <p>Total Closing Costs <input type="text"/></p>	
<p>TOTAL DEBT <input type="text"/> D (A + B + C)</p>		



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