

MARTIN KASTELEIN NOTARY PUBLIC

Real Estate Transfers SAMPLE SELLER STATEMENT OF ADJUSTMENTS

Seller: Helen Doe
Buyers: John Doe and Jane Doe
Civic: 123 Anywhere Street, Anywhere, BC,
Legal: Parcel Identifier: 000-000-000, Strata Lot 0 Strataplan LMS0000
File Ref. No: John Doe-1
Completion Date: November 29, 2018
Adjustment Date: December 2, 2018
Possession Date: December 1, 2018

	Debit	Credit
Sale Price.		\$600,000.00
Anywhere Strata Management Company Prorated Monthly Maintenance Fee of \$299.03 (30/31 x \$309.00)		\$299.03
Selling Real Estate Commission of \$8,500.00 plus GST payable of \$425.00 to Anywhere Real Estate Corporation.	\$8,925.00	
Listing Real Estate Commission of \$8,500.00 plus GST payable of \$425.00 to Somewhere Else Realty.	\$8,925.00	
Buyers portion of 2018 taxes paid by Seller: \$2,000.00 less H.O.G. \$570.00 = net taxes: \$1,430.00 Debit Buyers December 2nd to December 31st, 2018. $\$1,430.00 \times 30 \div 365$		\$117.53
Buyers portion of annual utilities paid by Seller. Utilities: \$1,400.00 Credit Seller December 2, 2018 to December 31, 2018. $\$1,400.00 \times 30 \div 365$		\$115.07
Balance payable to Seller's notary or lawyer "In Trust".	\$582,681.63	
	\$600,531.63	\$600,531.63

E. & O.E.

Prepared by [Martin Kastelein Notary Public](#)
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