

MARTIN KASTELEIN NOTARY PUBLIC

**Real Estate Transfers
SAMPLE BUYERS' 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
Purchase Price.	\$600,000.00	
Property Transfer Tax (PTT).	\$10,000.00	
Deposit paid to Anywhere Real Estate Corporation.		\$10,000.00
Estimated mortgage proceeds from Anywhere Bank		\$100,000.00
Buyers portion of 2018 Taxes paid by Seller: \$2,000.00 less H.O.G. \$570.00 = net taxes: \$1,430.00. Debit Buyers from 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	
Anywhere Strata Management Company Prorated Monthly Maintenance Fee of \$299.03 (30/31 x \$309.00)	\$299.03	
Anywhere Strata Management Company Payment of Strata Forms F and B Fee	\$113.75	
Strata Insurer Payment of Strata Insurance Verification Certificate Fee	\$75.00	
Legal Account	\$1,037.75	
Fees	\$650.00	
Disbursements	\$295.00	
GST	\$47.25	
PST	\$45.50	
Balance required to complete by certified cheque or bank draft made payable to Martin Kastelein Notary Public "In Trust"		\$501,758.13
	\$611,758.13	\$611,758.13

E. & O.E.

Prepared by [Martin Kastelein Notary Public](#)
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