

PURCHASER'S STATEMENT OF ADJUSTMENTS

RE: Sale of #100 at 1234 Smith Road, Vancouver, BC
legally described PID 000-001-234 Lot 1 Section 1 New Westminster District
Plan BCP1234
(the "Property")

VENDOR: JOHN DOE

PURCHASER: JANE DOE

COMPLETION DATE: November 1, 2012

ADJUSTMENT DATE: November 1, 2012

POSSESSION DATE: November 2, 2012

	DEBIT (\$)	CREDIT (\$)
Purchase Price	\$485,000	
HST Payable <i>(new housing only)</i>	58,200	
GST/HST New Housing Rebate <i>(new housing only)</i>		\$24,250
Property Transfer Tax <i>(1% of first \$200,000 plus 2% of balance)</i>	7,700	
Deposit paid to Vendor		20,000
Purchaser's share of property taxes paid by Vendor (\$1,750 x 61/366 days)		
<i>*(number of days from Adjustment Date to December 31)</i>		
<i>(If completion occurs before taxes have been paid in July – this adjustment will show as a credit.)</i>		
<i>(If completion occurs after taxes have been paid in July – this adjustment will show as a debit)</i>	292	
Purchaser's share of utility account paid by Vendor (\$150 x 61/366 days)		
<i>*(number of days from Adjustment Date to December 31)</i>	25	
Purchaser's share of monthly strata fees paid by Vendor (\$250 x 29/30 or 31 days)		
<i>*(number of days from Adjustment Date to last day of the month)</i>	242	
Any additional levies, accounts, rents etc to be adjusted for....		
Mortgage proceeds received from Bank		415,160
Balance required to complete purchase of the Property		92,049
TOTAL	\$551,459	\$551,459