

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 SMITH

COMPLETION DATE: November 1, 20XX

ADJUSTMENT DATE: November 1, 20XX

POSSESSION DATE: November 2, 20XX

	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