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### PRICE LIST FOR FLAT FEE SERVICES

RESIDENTIAL REAL ESTATE SERVICES			
Service	Description	Fee	Notes
Sale	All aspects	\$899	Plus disb.* & GST
Purchase	All aspects	\$899	Plus disb.* & GST
Purchase with a Mortgage (mainstream lender)	All aspects	\$1,099	Plus disb.* & GST
Transfer of Land	Transfer only; no discharges/registrations	\$500	Plus disb.* & GST
Refinance/Mortgage (mainstream lender)	All aspects	\$950	Plus disb.* & GST
Refinance and Transfer (mainstream lender)	All aspects	\$1,099	Plus disb.* & GST
Power of Attorney specific to purchase or sale of property	Preparing Power of Attorney, meeting with client for execution and storage, if needed	\$300	Plus disb.* & GST
Non-mainstream lender	All aspects (in addition to fee)	\$200	Plus disb.* & GST
<p><u>Estimate of disbursements &amp; GST:</u></p> <p><i>Sale (including payout of existing mortgage)</i> \$400 - \$500</p> <p><i>Purchase (cash purchase if purchase price is \$500,000)</i> \$1,250 - \$1,300</p> <p><i>Purchase (\$500,000 purchase price &amp; \$450,000 mortgage)</i> \$1,650 - \$1,750</p> <p><i>Refinance (\$450,000 mortgage)</i> \$1,200 - \$1,300</p> <p><i>*Our fee is based on a <u>standard</u> real estate transaction and does not factor in extraordinary circumstances which may arise (such as rush file preparation, additional signing meetings, video conference signing, debt payouts, private lenders, non-mainstream lenders, etc.). As well, the cost of disbursements is an <u>estimate only</u>, and factors in <u>normal</u> disbursements, but Land Titles Office fees are based on the individual transaction and vary depending on the amount of the mortgage, number of registrations required, etc. The cost of title insurance or an estoppel certificate, if required, is not included.</i></p>			
MOBILE/MANUFACTURED HOME SERVICES			
Service	Description	Fee	Notes
Sale	All aspects	\$650	Plus disb. & GST
Cash Purchase	All aspects	\$650	Plus disb. & GST
Purchase & Mortgage	All aspects	\$850	Plus disb. & GST
<p><u>Estimate of Disbursements and GST:</u></p> <p><i>Sale (including payout of existing mortgage)</i> \$200 - \$300</p> <p><i>Cash Purchase</i> \$300 - \$400</p> <p><i>Purchase and Mortgage</i> \$500 - \$600</p>			

<b>CORPORATE</b>			
<b>Service</b>	<b>Description</b>	<b>Fee</b>	<b>Notes</b>
Incorporation - Numbered Corporation	Incorporation, Minute Book, Share Certs, bylaws, Resolutions, etc.	\$999	Plus GST
Incorporation – Named Corporation	NUANS search and name reservation, Incorporation, Minute Book, Share Certs, bylaws, Resolutions, etc.	\$1,099	Plus GST
Incorporation – Professional Corporation	NUANS search and name reservation, obtaining approvals from governing body, Incorporation, Minute Book, Share Certificates, Bylaws, Resolutions, etc.	\$1,499	Plus fees payable to professional body (permits, etc.) and GST
Incorporation – Not for Profit Company	NUANS search and name reservation, preparing Memorandum of Association and Articles of Association, obtaining approval from Alberta Registrar, Minute Book, Share Certificates, bylaws, etc.	\$1,800	Plus GST
Minute Book	Preparation of Minute Book for existing corporation	\$350	Plus disb. & GST
	Preparation for annual minutes/resolutions	\$50 for every year after incorporation	
Structural Amendments	change of shareholders, issuing new shares, amending bylaws/articles, etc.	\$350	Plus GST (starting at)
Change Registered Info	Change of directors, Change of address	\$200	Plus GST
Corporate Seal	Obtaining corporate seal	\$100	Plus GST
Annual Return	Preparing and filing annual return and AGM minutes	\$300	Plus GST
Extra-Provincial Records Office (for BC, SK and MB corporations)	Preparing annual return & AGM minutes, filing annual return, acting as Extra-Provincial Attorney	\$300	Plus GST (per year)
Annual Return & Records Office (for AB corporations & extra-provincial corporations other than BC, SK and MB)	Preparing annual return & AGM minutes, filing annual return, acting as registered office, storage of minute book and Corporate Seal	\$395	Plus GST (per year)
Trade Name/ Partnership	NUANS search, Register a trade name or partnership, preparing resolution to adopt name	\$350	Plus GST

<b>WILLS</b>			
<b>Service</b>	<b>Description</b>	<b>Fee</b>	<b>Notes</b>
<b>INDIVIDUAL</b>			
Will	Consultation with client, drafting will with ONE set of changes, meeting with client for execution and storage of electronic copy	\$650	Plus disb. & GST
Personal Directive	Consultation with client, drafting Personal Directive, meeting with client for execution and storage of copy	\$350	Plus GST
Enduring Power of Attorney	Consultation with client, drafting Power of Attorney, meeting with client for execution and storage of copy	\$350	Plus GST
Will, Personal Directive & Enduring Power of Attorney	Consultation with client, drafting documents with ONE set of changes, meeting with client for execution and storage of copies	\$999	Plus disb. & GST
<b>COUPLE (MIRROR)</b>			
Wills	Consultation with clients, drafting wills with ONE set of changes, meeting with clients for execution and storage of copies	\$950	Plus disb. & GST
Personal Directives	Consultation with clients, drafting Personal Directives, meeting with clients for execution and storage of copies	\$650	Plus GST
Enduring Powers of Attorney	Consultation with clients, drafting Powers of Attorney, meeting with clients for execution and storage of copies	\$650	Plus GST
Wills, Personal Directives & Enduring Powers of Attorney	Consultation with clients, drafting documents with ONE set of changes, meeting with clients for execution and storage of copies	\$1,499	Plus disb. & GST

<b>ESTATE ADMINISTRATION</b>			
<b>Service</b>	<b>Description</b>	<b>Fee</b>	<b>Notes</b>
Application for a Grant of Probate/Administration	Consultation with client, providing all Core Legal Services required by Surrogate Court to obtain Grant	\$2,500	Plus disb. & GST and Plus one (1%) percent of the net value of the estate over \$200,000
Application for a Limited Grant of Probate/Administration (Relating to property or other specific assets)	Consultation with client, providing all Core Legal Services required by Surrogate Court to obtain Grant,	\$1,000	Plus disb. & GST

<b>NOTARY PUBLIC / POWER OF ATTORNEY SERVICES</b>			
<b>Service</b>	<b>Description</b>	<b>Fee</b>	<b>Notes</b>
Notarizing /Commissioning	First document	\$80	Plus GST
Notarizing /Commissioning	Each additional document	\$30	Plus GST
Certificate of ILA	Meeting with client and providing cert.	\$300	Plus GST
Guarantee Acknowledgement	Meeting with client and signing Guarantee & GAA certificate	\$250	Plus GST
General Power of Attorney	Preparing Power of Attorney and meeting with client for execution	\$350	Plus GST
Execution of Documents for Real Estate Transaction elsewhere	Meeting with client for execution; delivering documents to client's lawyer or providing documents to client; notarizing required documents	\$350	Plus disb. & GST

**Please contact us directly to discuss costs or relating to any other services, including:**

Commercial Real Estate Transactions  
 Real Estate Development  
 Condominium Development  
 Condominium Collections  
 Builders Liens  
 Commercial Financing  
 Private Lending  
 Leasing  
 Franchising  
 Corporate Law  
 Purchases and Sales of Businesses  
 Contracts  
 Unanimous Shareholders Agreements / Joint Venture Agreements

*\*All prices are subject to change at any time in the sole discretion of KH/Dunkley Law Group*

**Updated: November 2024**