

2026 Flat Rate Legal Fees for Residential Real Estate

CASH PURCHASE, PURCHASE AND MORTGAGE

Purchase Price	Cash Purchase	Purchase and Mortgage
\$0 - \$99,999	\$1,495	\$1,795
\$100,000 - \$199,999	\$1,595	\$1,995
\$200,000 - \$299,999	\$1,695	\$2,295
\$300,000 - \$399,999	\$1,895	\$2,395
\$400,000 - \$499,999	\$1,995	\$2,595
\$500,000 - \$599,999	\$2,195	\$2,795
\$600,000 - \$699,999	\$2,295	\$2,995
\$700,000 - \$799,999	\$2,495	\$3,195
\$800,000 - \$899,999	\$2,695	\$3,595
\$900,000 - \$999,999	\$2,795	\$3,795
\$1,000,000 - \$1,099,999	\$2,995	\$3,995
\$1,100,000 - \$1,199,999	\$3,095	\$4,295
\$1,200,000 - \$1,299,999	\$3,195	\$4,495
\$1,300,000 - \$1,399,999	\$3,295	\$4,695
\$1,400,000 - \$1,499,999	\$3,395	\$4,895
\$1,500,000 - 1,599,999	\$3,495	\$5,095
\$1,600,000 - \$1,699,999	\$3,595	\$5,395
\$1,700,000 - \$1,799,999	\$3,695	\$5,595
\$1,800,000 - \$1,899,999	\$3,896	\$5,795
\$1,900,000 - \$1,999,999	\$3,995	\$5,995
\$2,000,000 - \$2,099,999	\$4,095	\$6,295
\$2,100,000 - \$2,199,999	\$4,195	\$6,495
\$2,200,000 - \$2,299,999	\$4,295	\$6,695
\$2,300,000 - \$2,399,999	\$4,495	\$6,895
\$2,400,000 - \$2,499,999	\$4,595	\$7,095
\$2,500,000 - \$2,599,999	\$4,695	\$7,395
\$2,600,000 - \$2,699,999	\$4,795	\$7,595
\$2,700,000 - \$2,799,999	\$4,895	\$7,795
\$2,800,000 - \$2,899,999	\$4,995	\$7,995
\$2,900,000 - \$2,999,999	\$5,095	\$8,195
\$3,000,000 - \$3,099,999	\$5,195	\$8,395
\$3,100,000 - \$3,199,999	\$5,295	\$8,495
\$3,200,000 - \$3,299,999	\$5,395	\$8,595
\$3,300,000 - \$3,399,999	\$5,495	\$8,695
\$3,400,000 - \$3,499,999	\$5,595	\$8,795
\$3,500,000 - \$3,599,999	\$5,795	\$8,995

What Is Included in Our Flat Rate Fees

Our flat rate legal fees listed above include:

Standard professional legal services for the residential real estate transaction for individuals.

- ✓ Preparation of all standard closing documents.
- ✓ Preparation of documents required for a mortgage, if applicable, with a mainstream lender (TD, RBC, BMO, BNS, CIBC, ATB, First National, and CFSCU).
- ✓ One in-person signing appointment at any one of our office locations.
- ✓ Courier charges within Calgary and the immediately surrounding areas.
- ✓ File administration fees and conveyancing license fees.
- ✓ Fax charges and photocopy charges.
- ✓ Payout of real estate commissions for sales.
- ✓ Registration fees for the transfer of land and one mortgage up to the purchase price.
- ✓ Title and tax search for one legal title.
- ✓ Alberta Personal Property Registry search.

Please Note: Prices are subject to change without notice.

What Is Not Included in Our Flat Rate Fees

To be fully transparent and to avoid surprises, below is a list of the more common items that either vary by transaction or are not part of what we consider to be a standard transaction, and therefore are subject to an additional charge:

- ✗ Preparation of documents required for a private lender or a non-mainstream lender.
- ✗ Cost of title insurance, estoppel certificates, condominium insurance certificates, and homeowner's association information statements.
- ✗ Private encroachment agreements.
- ✗ Rush transaction fees, additional signing appointments, video-conference signing, and out-of-office signing.
- ✗ Corporate buyer, seller, or borrower.
- ✗ Assignments of rents and leases, guarantees, assignment or assumption of tenants.
- ✗ Additional time spent on dealing with issues that arise at closing, including but not limited to negotiation and/or administration of holdbacks.

At KH | Dunkley Law Group, we can also assist with transactions involving leased lands (e.g., national parks, Indian Lands, university district), mobile homes, purchase of properties through a foreclosure process, release of dower rights, and Special Power of Attorney.

Please contact us for more information on any applicable costs.