



The cost of buying a house does not end with your mortgage...

Don't get caught unprepared for the many other expenses that come with it.

15 Hidden Expenses of Buying a House

Often called 'closing costs', here is a list of common expenses that can often be overlooked, or not planned for by homebuyers.

FEE	COST	DETAILS
Home Inspection Fee	\$300 - \$1,000	Generally, one of the conditions of the sale, having a home inspection done can help save you from unexpected 'surprises'.
Deposit	5% or more of the purchase price	Put down within 24 hours of the seller accepting your offer, the deposit is credited in full towards the sale of the house. It can reduce the cost of the interest on your mortgage.
Appraisal Fee	\$350 - \$1500	May or may not be required by your lender to determine the value of the home. Cost varies based on area and appraised value.
Land Survey	\$1,000 - \$2,000	If the property does not already have one, your lender may require you to get one.
Legal Fees	\$900 - \$2,000	A real estate lawyer, or notary, takes care of the paperwork. They also will check if there are any claims on the property.
Land Transfer Tax	0.5% - 2.5% of property value	This is paid to the province or territory. There also may be a municipal land transfer tax. Some provinces have a new home buyer incentive where you get reimbursed for the fee.
New Home Warranties	\$300 - \$2,000	Only on NEW builds, the warranty insures against work and material defects, including structural abnormalities.
Mortgage Default Insurance	2.5 - 4% of mortgage value	Required if you make a down payment of less than 20%. It protects the lender should you are unable to make payments.
Mortgage Life Insurance	Varies	Covers the cost of the mortgage should you die.
Title Insurance	\$100 - \$500	Protects you from title defects, omissions, errors, and from heirs who might try to claim your property.
Home Insurance	Shop around!	It covers damage related to your home, such as fires. Most lenders will not offer you a mortgage without this.
Sales Tax	15% HST	Only charged on NEW homes. Just like buying goods and services, you have to pay the sales tax on a new property/house.
Utilities and Property Taxes	Varies	If the previous owner pays for any utilities and property taxes after the closing date, you will be required to reimburse them.
Moving Costs	\$40+ per hour, or...Pizza & Beer	Depends on the size of the place being moved and distance between locations.
Miscellaneous Costs	???	Other costs to consider include renovations, new appliances, service hook-up fees, condo fees, and landscaping equipment.