



Estimated Mortgage and Carrying Costs

This sheet is intended for discussion purposes only.

Always consult with your Mortgage Broker and Real Estate Lawyer for actual rates, terms & conditions. E&OE

17-Nov-25

Property:	120 Bayview Ave.	Unit N204	Property Tax	\$2,088.96	Amortization	30
			Maintenance	\$468.80		
Purchase Price:	\$ 468,000		Interest Rate:	3.70%	Payments/ year	12

Financing Options	Down Payment	4 year cost of ownership	Four Year Residence
	20%		
	Monthly		
Down payment	\$93,600		
Mortgage Amount	\$374,400		
Mortgage Insurance Premium	\$0		
Total Mortgage	\$374,400		
Common Element Fees	\$468.80	Interest Only	4 yrs of studio apt at University residence
Utilities	\$75.00		\$2,399/month
Property Tax	\$174.08		
Total Monthly PIT&U	\$2,435.21	\$55,372.80	
		\$22,502.40	
		\$3,600.00	
		<u>\$8,355.84</u>	
		\$89,831.04	\$115,152.00

Closing Costs	
Ontario Land Transfer Tax	\$1,835
Toronto Land Transfer Tax	\$1,360
Legal Fees	\$1,500
Title Insurance	\$400
Appraisal Fees	\$0
Disbursements	\$0
Moving costs	\$0
Total Closing Costs	\$5,095

Note: LTT assumes first time buyer

Appraisal Fees may be waved by your Lender