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Winnipeg, MB
R3W 1N3



LANGE LAW

Real Estate | Wills |
Estates

Main Line: 204-272-0266
Facsimile: 204-272-0265

Fee Schedule:

March 2025

Purchase or Sale of a Property

Purchase or Sale of Residential Home

\$1,190.00

- This includes a first mortgage or a discharge of Mortgage.
- This fee applies if your transaction does not close after all conditions have been removed.

Additional payouts on a sale or refinance

(additional registered debts, property tax arrears, Judgements etc.)

add \$295.00 each

If you purchased a Condo

add \$295.00

If you purchase of a Condo and you wish to have the documents reviewed by lawyer – (limited review of the By-laws, Declarations etc.)

add \$395.00

If you have bought a new construction property

If payment is in stages, *add \$295.00 per stage payment.*

add \$295.00

Lawyer approval on New Build Agreements

add \$395.00

If the property is a rental property with a tenant

add \$295.00

If the property is a mobile home (purchase or sale)

add \$595.00

If you have arranged an interim (or bridge) financing Loan

add \$295.00

Private Transaction

If you do not have a realtor representing, you

add \$595.00

Mortgage Refinance

Mortgage Refinancing

\$1,190.00

- Any Payouts after the first

add \$295.00 each

Miscellaneous

Preparation of additional land title documents other than Transfer or mortgage

add \$295.00 each

If you require an after-hours meeting

add \$295.00

Two separate appointments for the final signing of the same file

add \$295.00

Rush closing (office receives offer to purchase or mortgage instructions within 7 days of the possession date)

add \$295.00

Hourly Rate (applies to anything not listed)	add \$400.00
If your lender is not one of the 5 major banks (RBC, BNS, BMO, TD, CIBC) or a MB Credit Union	add \$295.00
Properties selling for more than \$500,000.00	add \$95.00
For every additional \$100,000.00 in sale price	add \$95.00

Typical disbursements apply to every file for searches, photocopies, postage, courier charges, service charges, file fee and other costs to produce a file estimated between \$400.00 - \$490.00. Disbursements increase when buying a condo property. If you are getting a mortgage, you will be required to obtain title insurance. In the City of Winnipeg, the typical cost is \$750.00 but it varies in the case of properties outside the city, for condos, and for new construction properties.

PLEASE NOTE: The above fees do not cover any services for dealing with additional issues, such as post-closing issues other than those mentioned in this letter. If there is a post-closing issue, we will discuss and evaluate the issue with you but if you request us to address the issue with the other party, we will require a retainer of 2 hours (\$700.00) and we shall charge you on an hourly rate basis. Please note that our post-closing services do not include any litigation that might be required.

The above schedule is provided for general information purposes concerning matters of average complexity. The above fees do not include taxes. We try to disclose all matters that we shall charge you for however circumstances might warrant additional fees, as such this fee schedule sets out our typical fees.