

3-1783 Plessis Road
Winnipeg, MB
R3W 1N3



LANGE LAW

Real Estate | Wills |
Estates

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

Fee Schedule:

March 2026

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

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 or from higher value properties.

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.

If you have any post-closing issues, please note that we do not charge anything extra to help you navigate those issues. We won't bring a matter to court on your behalf, as that is not part of our practice, but otherwise, we encourage you to call regarding your problems after closing.