



# 23 LANSDOWNE AVE

Report

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## Purchase Summary

Home Price	Down Payment (20.00%)
<b>\$1,698,000</b>	<b>\$339,600</b>

Mortgage Amount	
<b>\$1,358,400</b>	
<hr/>	
Home Price	<b>\$1,698,000</b>
Down Payment	<b>\$339,600</b>
<hr/>	
Total Mortgage Amount	<b>\$1,358,400</b>

Total Monthly Cost

**\$8,460**

Mortgage Payment	\$7,903 / Monthly
Increased Payment	n/a
Property Tax	\$456.95
Heat	\$100
Other Expenses	\$0
<b>Total Monthly Cost</b>	<b>\$8,460</b>

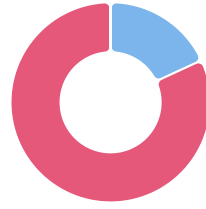
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# Mortgage Summary



Monthly

**\$7,902.56**



Principal	\$1,432.77
Interest	\$6,469.79
Extra Principal	\$0.00

**Total Payment \$7,902.56**



Mortgage Amount

**\$1,358,400**



Fixed

**5.79%**



Term

**60 Months**



Balance end of Term

**\$1,259,619**



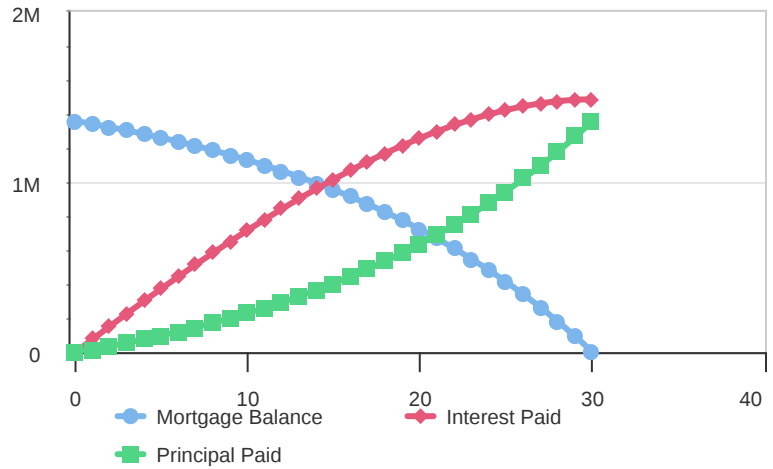
Amortization

**30 Years**

## Term Summary

Principal Paid	\$98,781.11
Interest Paid	\$375,372.73
Extra Principal	\$0.00
<b>Total Payment</b>	<b>\$474,153.84</b>

## Amortization Graph



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## Details

Payment Frequency	Monthly	Effective Amortization	30 Years
Extra Payment	n/a	Time Saving	No Change
Annual Payment	n/a	Term Interest Saving	n/a
One-Time Prepayment	n/a	Total Interest Saving	n/a
Trigger Rate	n/a		

## Amortization Schedule

Year	Balance Remaining	Annual Interest Paid	Annual Principal Paid	Annual Paid	Total Interest Paid	Total Principal Paid	Total Paid
1	\$1,340,832	\$77,263	\$17,568	\$94,831	\$77,263	\$17,568	\$94,831
2	\$1,322,233	\$76,231	\$18,600	\$94,831	\$153,494	\$36,167	\$189,662
3	\$1,302,541	\$75,139	\$19,692	\$94,831	\$228,633	\$55,859	\$284,492
4	\$1,281,692	\$73,982	\$20,849	\$94,831	\$302,615	\$76,708	\$379,323
5	\$1,259,619	\$72,757	\$22,073	\$94,831	\$375,373	\$98,781	\$474,154
6	\$1,236,249	\$71,461	\$23,370	\$94,831	\$446,834	\$122,151	\$568,985
7	\$1,211,507	\$70,088	\$24,743	\$94,831	\$516,922	\$146,893	\$663,815
8	\$1,185,311	\$68,635	\$26,196	\$94,831	\$585,557	\$173,089	\$758,646
9	\$1,157,576	\$67,096	\$27,735	\$94,831	\$652,653	\$200,824	\$853,477
10	\$1,128,212	\$65,467	\$29,364	\$94,831	\$718,120	\$230,188	\$948,308
11	\$1,097,124	\$63,742	\$31,088	\$94,831	\$781,863	\$261,276	\$1,043,138
12	\$1,064,210	\$61,916	\$32,914	\$94,831	\$843,779	\$294,190	\$1,137,969
13	\$1,029,362	\$59,983	\$34,848	\$94,831	\$903,762	\$329,038	\$1,232,800
14	\$992,467	\$57,936	\$36,895	\$94,831	\$961,698	\$365,933	\$1,327,631
15	\$953,405	\$55,769	\$39,062	\$94,831	\$1,017,467	\$404,995	\$1,422,462

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## Amortization Schedule (Continued)

Year	Balance Remaining	Annual Interest Paid	Annual Principal Paid	Annual Paid	Total Interest Paid	Total Principal Paid	Total Paid
16	\$912,049	\$53,475	\$41,356	\$94,831	\$1,070,941	\$446,351	\$1,517,292
17	\$868,264	\$51,045	\$43,785	\$94,831	\$1,121,987	\$490,136	\$1,612,123
18	\$821,906	\$48,473	\$46,357	\$94,831	\$1,170,460	\$536,494	\$1,706,954
19	\$772,826	\$45,751	\$49,080	\$94,831	\$1,216,211	\$585,574	\$1,801,785
20	\$720,863	\$42,868	\$51,963	\$94,831	\$1,259,078	\$637,537	\$1,896,615
21	\$665,848	\$39,815	\$55,015	\$94,831	\$1,298,894	\$692,552	\$1,991,446
22	\$607,601	\$36,584	\$58,247	\$94,831	\$1,335,478	\$750,799	\$2,086,277
23	\$545,933	\$33,163	\$61,668	\$94,831	\$1,368,640	\$812,467	\$2,181,108
24	\$480,642	\$29,540	\$65,290	\$94,831	\$1,398,181	\$877,758	\$2,275,938
25	\$411,517	\$25,705	\$69,125	\$94,831	\$1,423,886	\$946,883	\$2,370,769
26	\$338,331	\$21,645	\$73,186	\$94,831	\$1,445,531	\$1,020,069	\$2,465,600
27	\$260,846	\$17,346	\$77,485	\$94,831	\$1,462,877	\$1,097,554	\$2,560,431
28	\$178,811	\$12,795	\$82,036	\$94,831	\$1,475,672	\$1,179,589	\$2,655,262
29	\$91,956	\$7,976	\$86,854	\$94,831	\$1,483,648	\$1,266,444	\$2,750,092
30	\$0	\$2,875	\$91,956	\$94,831	\$1,486,523	\$1,358,400	\$2,844,923

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# Closing Costs



Estimated Closing Costs

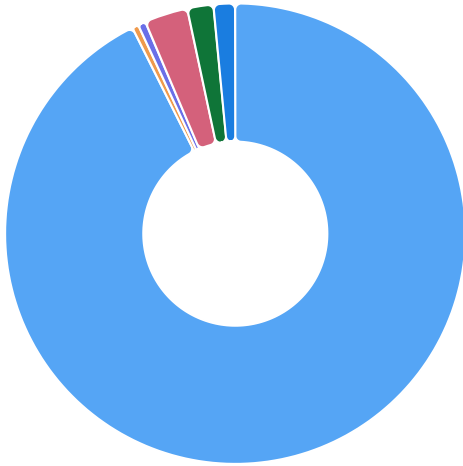
**\$4,850**

Home Price

**\$1,698,000**

Percentage of Home Price

**0.29%**



Land Transfer Tax	<b>\$60,870</b>
Appraisal	<b>\$300</b>
Home Inspection	<b>\$350</b>
Moving Costs	<b>\$2,000</b>
Legal Fees	<b>\$1,200</b>
Final Adjustments	<b>\$1,000</b>
<b>Estimated Closing Costs</b>	<b>\$4,850</b>

# Land Transfer Tax



Total Cost

**\$60,870**

Location **Ontario + Toronto**

Home Price **\$1,698,000**

First Time Buyer **No**



Ontario's land transfer tax is calculated based on the property value. The first \$55K at 0.5%, then from \$55K to 250K at 1%, the remaining up to \$400K at 1.5%, and the remaining balance up to \$2M at 2%. Also, since January 1st, 2017 the balance greater than \$2M is taxed 2.5%.

Also, if your property is located in Toronto, then there is an additional municipal land transfer tax. Fortunately, Ontario offers up to a maximum of \$4,000 rebate to first-time home buyers. Toronto also offers a rebate to first-time home buyers up to a maximum of \$4,475.

Fortunately, our tool does all the number crunching for you.

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