



Peter Sterling

Fernie's Resort Realtor

cell.250.423.1989

RE/MAX[®]

Elk Valley Realty Ltd

Fernie, B.C.

Estimating Net Proceeds

Once you've been given an estimate of market value, you can get a rough idea of how much cash you might walk away with when the sale is completed. This can be particularly useful as you start looking for another home, condo to buy, or a second recreational / resort investment property.

From the estimated sales price, subtract:

- * Payoff figure on your present mortgage(s);
- * Broker's commission;
- * Any prepayment penalty on your mortgage;
- * Attorney's fees, if any; and
- * Unpaid property taxes.

In addition, Peter Sterling, can tell you whether local customs or rules expects the buyer or seller to pay for the following items: A great Concierge service for foreign investors.

- * Goods & Services Tax;
- * Property Purchase Tax;
- * Survey Fees;
- * Inspections and repairs;
- * Recording Fees Searching Title, Drafting documents;
- * Costs of clearing title;
- * Appraisal Fee
- * Home Insurance.

As far as closing costs are concerned, you and your eventual buyer may agree on any arrangement that suits you, no matter what local practice dictates. Peter Sterling will assist you in estimating what your final closing costs will be. It is difficult to predict what the exact closing costs will be when you negotiate with a particular buyer. Peter has the art of negotiations, to an art, always in your best interests.

Peter knows the value of working with other Realtors, and with potential serious offers. Peter can work with your every commercial, residential and recreational investment needs in beautiful Fernie, B.C Intelligent well researched, stat based information, listings that are current and sought after by international buyers, Peter offers more, for the diverse buyer who recognizes, investment opportunities, in this present soft market, an adjustment and window for fabulous deals! on properties, that always appreciate with time.