

Jane Capwell
 207 2083 Alma Street
 Vancouver, BC V6R 4N6

Buyer Statement of Adjustments

BUYER: NAME
 SELLER: NAME
 PROPERTY: PID: xxx xxx xxx, STRATA LOT x DISTRICT LOT xxx STRATA PLAN xx xxx
 xxx - xxx xxxxxxxx Avenue, Vancouver, BC xxx xxx
 FILE NUMBER: xxxx COMPLETION DATE: September 30, 2009
 ADJUSTMENT DATE: September 30, 2009 POSSESSION DATE: September 30, 2009

	<u>DEBIT</u>	<u>CREDIT</u>
Price	\$358,000.00	
Property Transfer Tax	\$5,160.00	
Deposit paid to xxxxxxxxxxxxxxxx		\$15,000.00
Proceeds of First National Financial GP Corporation Mortgage		
Principal	\$351,793.07	
CMHC Insurance Premium	\$-10,743.07	
First National Wire Fee	\$-20.00	
Net Mortgage Proceeds	\$341,030.00	\$341,030.00
Buyers' portion of current year's taxes paid by Sellers \$1,295.61 - \$570.00 = \$725.61 x 93/365 days	\$184.88	
Buyer's portion of Strata Maintenance Fees paid by Seller \$196.47 x 1/30 days	\$6.55	
Cost to obtain Strata Maintenance Information payable to xxxxx Management Group	\$52.76	
Cost to obtain Insurance Binder payable to xxxxxxxx Insurance Services Limited	\$35.00	
October strata payable to xxxxxx	\$196.47	
Move In Fee (payable to Strata Plan xxxxx)	\$200.00	
Payment of Account of Jane Capwell		
Fees	\$600.00	
Disbursements	\$275.00	
GST and PST	\$73.50	
Total Account	\$948.50	\$948.50
Sub Totals	\$364,784.16	\$356,030.00
Funds required from Buyer to complete payable to Jane Capwell, In Trust, by bank draft		\$8,754.16
Totals	\$364,784.16	\$364,784.16

1. This statement is based on information provided by Provincial and Municipal Offices, Lenders and others. The information is believed to be correct, but its accuracy cannot be guaranteed. Errors and/or omissions discovered after closing shall be adjusted directly between the parties.
2. Where property taxes and/or metered utilities are adjusted on an estimated amount, it represents an amount believed to be accurate on information obtained from the taxing authority and no responsibility is assumed for its correctness. The Seller and Buyer will be responsible for any further adjustment upon receipt of the current Tax Levy Notice and/or utility billing.
3. Covenants, representations, warranties and obligations contained in the Contract of Purchase and Sale and Addenda thereto shall survive the closing of this transaction and payment of the purchase price.
4. Any items not specifically adjusted on this statement will be adjusted and settled directly between the parties.
5. Each party shall retain his/her own solicitor or notary public and this transaction shall be completed according to the usual customs and practice of conveyancing solicitors/notaries public (including the use of solicitor or notarial undertakings) in British Columbia for like transactions.

APPROVED and consented to this _____ day of October, 2009.

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E. & O.E.