

Guelph Seller Closing Costs Cheat Sheet

Estimate what selling your Guelph home will cost — and what you would likely have left after closing.

Carmen Lombardi

REALTOR® Broker
guelphproperty.ca

Estimated Sale Price

.....

Real Estate Commission

Estimated commission rate (%)
 Estimated commission
 HST on commission

Mortgage

Current mortgage balance
 Estimated prepayment penalty
 Discharge / admin fee

Legal

Lawyer + disbursements
Suggested planning range: approximately \$1,000–\$1,600

Moving

Movers / truck
 Packing, storage, temporary stay
Typical local professional move: approximately \$650–\$1,500+

Home Preparation

Pre-listing inspection
Typical planning range: approximately \$400–\$700+
 Cleaning
 Repairs / painting
 Staging
 Landscaping / junk removal / storage

Other

Closing adjustments
 Other costs

Estimated Net Proceeds

Estimated Sale Price
 – Mortgage Balance
 – Commission + HST
 – Mortgage Penalty / Fees
 – Legal Costs
 – Preparation / Staging
 – Moving Costs
 +/- Closing Adjustments

**Estimated Cash
 Remaining After
 Closing**

Planning estimates only. Actual costs vary by property, mortgage, service providers and transaction. Confirm legal, tax and mortgage costs with the appropriate professionals.

Thinking about selling?
<https://guelphproperty.ca/sell>
 Carmen Lombardi, Realtor® ·
 guelphproperty.ca