



Maggie Chen & Ted Yang
Toll Free: 1-800-576-8998
www.WindsorDreamHomes.com

What to Keep From Your Closing

On closing day, expect to sign a lot of documents and receive stack of papers within 30 days after closing. Here's a list of the most important documents you should file away for future reference.

- **Copy of Offer to Purchase.**
- **Statement of Accounts.** Itemizes all the costs — legal fees, disbursement fees, registration fees, title search fees, and title insurance — associated with the closing.
- **Duplicate registered copy of Transfer/Deed of Land.**
- **Acknowledgement and Direction** signed by you authorizing the electronic registration of the Transfer.
- **Copy of Mortgage.** Summarizes the terms of your mortgage loan, including the annual percentage rate and recision period.
- **Acknowledgement and Direction** signed by you authorizing the electronic registration of the Charge/Mortgage.
- **Copy of Standard Charge Terms** No. 9816 together with an Acknowledgment signed by you.
- **Vendor Closing Certificate and Undertaking.**
- **Declaration of Possession** signed by the Vendor.
- **Statutory Declaration** signed by the Vendors under the Income Tax Act.
- **Acknowledgment** signed by you instructing your lawyer to obtain Title Insurance.
- **Declaration** by the Vendors confirming that the annual assessment for the property are paid up to date and that there are no liens.
- **Insurance policies.** Provide a record and proof of your coverage.