

VIOLETTE LAW PROFESSIONAL CORPORATION

11 Elgin Street, Sudbury, Ontario, P3C 5B6
Tel: (705) 562-0945
e-mail: diane@violettelaw.com

September 6, 2025

RYAN NONO
254 55th Street
Brooklyn, New York, 11220

RE: RYAN NONO (the "Purchaser") p/f Marlene Merrick (the "Vendor")
171 2ND AVE N, GREATER SUDBURY, Ontario P3B 3L7 (the "Property")
Closing Date: September 10, 2025
Our File No: 25NonoRya

TO PROFESSIONAL SERVICES RENDERED ON YOUR BEHALF in connection with the above-noted transaction including but not limited to searching title; verifying taxes; requesting or replying to the requisitions affecting the property; drafting purchase and mortgage documents; multiple communications by telephone; email or text and to all other matters to complete this transaction

LEGAL FEES	\$1,300.00	\$1,300.00
HST (13%) on my fees		\$169.00
<u>Disbursements subject to HST:</u>		
Initial Title Searches	\$65.00	
Wiring Charges	\$50.00	
Transfer Processing Fee (e-reg)	\$11.80	
First Mortgage Processing Fee (e-reg)	\$11.80	
RealtiWeb (P) Usage Fee	\$42.00	
		\$180.60
HST (13%) on disbursements		\$23.48
<u>Disbursements not subject to HST:</u>		
Banking and Deliveries	\$60.00	
Office- admin & supplies	\$45.00	
CIBC Platform cost	\$79.80	
Execution Searches on closing	\$32.00	
Dedicated digital signature program	\$50.00	
Transfer Registration Fee	\$70.90	
First Mortgage Registration Fee	\$70.90	
		\$408.60
 TOTAL FEES, DISBURSEMENTS AND HST		 \$2,081.68

9/8/2025

DocuSigned by:
Ryan Nono
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