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THE SEARCH WITHIN BOOK TOOL

The Search within Book tool is a quick way of browsing through a practice manual for keywords and phrases related to your topic.

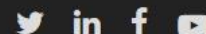
SCENARIO

What is the purpose of a Purchaser's Statement of Adjustments?



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Commentary: To find the British Columbia Real Estate Practice Manual we must first click on the Practice Manuals tab.

Click on Real Estate Practice Manual

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- [Advising British Columbia Businesses](#)
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- [Employment Standards in British Columbia: Annotated Legislation and Commentary](#)
- [Family Law Act Transition Guide](#)
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Commentary: After clicking on the link for the British Columbia Real Estate Practice Manual you will be able to use the Search within Book tool to search for keywords or phrases.

Click on Search within Book

CLE Online > Online Practice Manuals > British Columbia Real Estate Practice... > Manual abstract

Search within Book

Enter search term

British Columbia Real Estate Practice Manual

This practical guide leads you through the necessary steps of a residential conveyance and examines the leading case law on relevant topics. The manual includes:

- thorough discussions of residential property
- searches and investigations
- a summary chapter on commercial property transactions
- special considerations for strata lots
- discussions of lawyers' undertakings and professional responsibility issues
- duties of real estate licensees
- full coverage of tax considerations for both residential and commercial property
- practical advice and remedies for a collapsing deal

Rounding out this all-in-one resource are more than 130 of the most common real estate forms and precedents, including essential land title office documents.

Subscriptions include online access with links to the full text of case law and legislation.

Commentary: While you can absolutely use the index, one of the key benefits of the Search within Book tool is that it allows users to search using their own keywords or phrases. If those keywords or phrases happen to be in the practice manual, then they will appear in the list of search results.

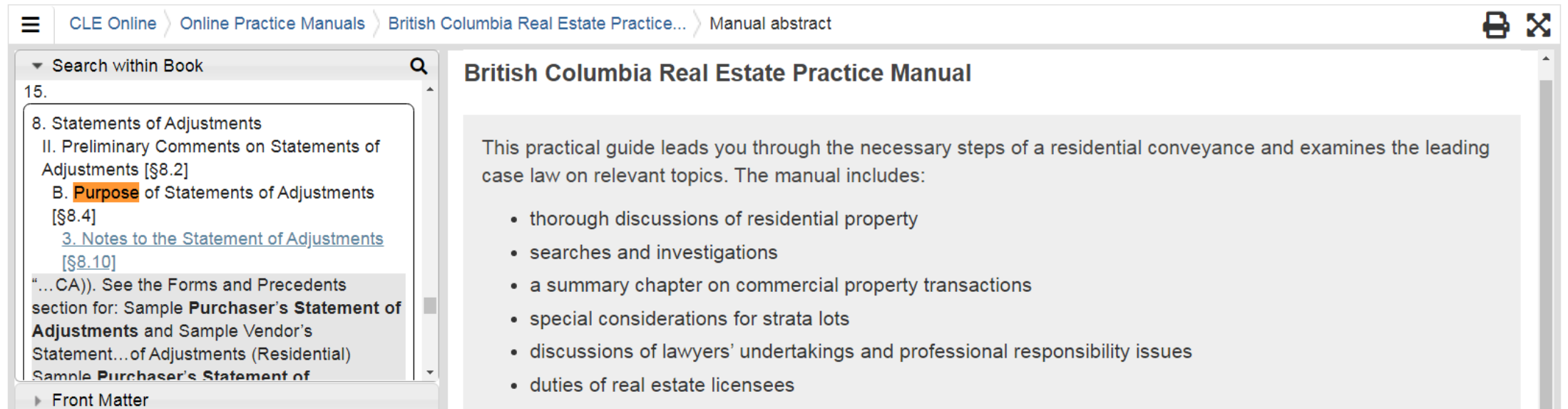
Use Quotation Marks

The screenshot shows a web browser window with the following elements:

- Navigation Bar:** CLE Online > Online Practice Manuals > British Columbia Real Estate Practice... > Manual abstract
- Search Bar:** Search within Book. The search input field contains the text "Purchaser's Statement of Adjustments".
- Table of Contents:** A list of navigation items with right-pointing chevrons: Front Matter, Chapters, Forms & Precedents, Checklists, Index, and Cases Cited.
- Main Content Area:**
 - Title:** British Columbia Real Estate Practice Manual
 - Text:** This practical guide leads you through the necessary steps of a residential conveyance and examines the leading case law on relevant topics. The manual includes:
 - List-Group:**
 - thorough discussions of residential property
 - searches and investigations
 - a summary chapter on commercial property transactions
 - special considerations for strata lots
 - discussions of lawyers' undertakings and professional responsibility issues
 - duties of real estate licensees
 - full coverage of tax considerations for both residential and commercial property
 - practical advice and remedies for a collapsing deal
 - Text:** Rounding out this all-in-one resource are more than 130 of the most common real estate forms and precedents, including essential land title office documents.
 - Text:** Subscriptions include online access with links to the full text of case law and legislation.

Commentary: The Search within Book tool supports the use of quotation marks. In the example above, we have added quotation marks to Purchaser's Statement of Adjustments because we are looking for instances within the British Columbia Real Estate Practice Manual where that exact word order has been used.

Use Ctrl + F



The screenshot shows a web browser window with the following elements:

- Browser Address Bar:** CLE Online > Online Practice Manuals > British Columbia Real Estate Practice... > Manual abstract
- Search Bar:** Search within Book
- Table of Contents (Left Panel):**
 - 15.
 - 8. Statements of Adjustments
 - II. Preliminary Comments on Statements of Adjustments [§8.2]
 - B. **Purpose** of Statements of Adjustments [§8.4]
 - [3. Notes to the Statement of Adjustments \[§8.10\]](#)
 - “... CA)). See the Forms and Precedents section for: Sample **Purchaser’s Statement of Adjustments** and Sample Vendor’s Statement... of Adjustments (Residential)
 - Sample **Purchaser’s Statement of**
- Front Matter

- Main Content Area:**
- British Columbia Real Estate Practice Manual**
- This practical guide leads you through the necessary steps of a residential conveyance and examines the leading case law on relevant topics. The manual includes:
 - thorough discussions of residential property
 - searches and investigations
 - a summary chapter on commercial property transactions
 - special considerations for strata lots
 - discussions of lawyers’ undertakings and professional responsibility issues
 - duties of real estate licensees

Commentary: Using Ctrl + F and typing purpose into the search bar allowed us to quickly find “B. Purpose of Statements of Adjustments [8.4].” As there doesn’t seem to be a link to 8.4, we can instead click on the link for 8.10 and do a little bit of scrolling up until we get to the right section.

Mission Accomplished!

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British Columbia Real Estate Practice Manual

Current to: April 01 2021

The screenshot displays a web browser interface for the British Columbia Real Estate Practice Manual. The breadcrumb trail at the top reads: CLE Online > Online > British > 8. Sta > 8.2 P > 8.4 Purpose of Statements of Ad... > 8.10 Notes to the Statement of Adjustments [§8.10]. A search bar on the left is titled 'Search within Book' and contains a list of navigation options, with '3. Notes to the Statement of Adjustments [§8.10]' highlighted. The main content area features a yellow header with a checked checkbox and the text 'Purchaser's Statement of Adjustments'. Below this, the section 'B. Purpose of Statements of Adjustments [§8.4]' is displayed. The text explains that statements of adjustments serve three primary purposes: defining financial matters to be adjusted, confirming the payment method, and providing for disbursement of sale proceeds, citing *Kirsh v. MacPherson*. A sub-section '1. Calculation of Financial Adjustments between the Parties [§8.5]' is also visible, with the beginning of its text shown.

Commentary: If you need more help with your research please email us at librarian@courthouselibrary.ca. We are happy to help!