



# CLE ONLINE: FINDING PRECEDENTS

SEARCHING WITH QUOTATION MARKS

  
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# SEARCHING WITH QUOTATION MARKS

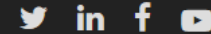
Use quotation marks if you know the exact name of the precedent you are looking for.

# SCENARIO

My client is preparing to take possession of a brand new apartment that they bought. I need to find a precedent for a Purchaser's Statement of Adjustments with GST included in the sale price. **What is the fastest way of finding this precedent?**

# Use Quotation Marks

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"Purchaser's Statement of Adjustments"

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Commentary: We have added quotation marks to Purchaser's Statement of Adjustments because we are looking for precedents with that exact title.

# Click on Precedent Collection

CLE Online / Search

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"Purchaser's Statement of Adjustments"

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Content Type: Precedent Collection ✖

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1. [Precedent Collection] [Sample Purchaser's Statement of Adjustments \(Apartment Complex\\*\)](#)  
Conveyancing practice - Mortgages - Statements of adjustments - Financing
2. [Precedent Collection] [Sample Purchaser's Statement of Adjustments and Sample Vendor's Statement of Adjustments \(Residential\)](#)  
Conveyancing practice - Mortgages - Statements of adjustments - Financing
3. [Precedent Collection] [Sample Purchaser's Statement of Adjustments and Sample Vendor's Statement of Adjustments—Alternative Style](#)  
Conveyancing practice - Mortgages - Statements of adjustments - Financing
4. [Precedent Collection] [Sample Purchaser's Statement of Adjustments and Sample Vendor's Statement of Adjustments \(Residential: New Strata Lot—GST Included in Sale Price—New Housing Rebate Available\)](#)  
Conveyancing practice - Mortgages - Statements of adjustments - Financing

Commentary: The Precedent Collection filter will limit our search results to include precedents only.

# Use Ctrl + F to find the Correct Precedent

CLE Online / Search

## Filter by Content Types

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## Filter by Practice Areas

☰ All	(8)
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"Purchaser's Statement of Adjustments" ?

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Conveyancing practice - Mortgages - Statements of adjustments - Financing
3. [Precedent Collection] [Sample Purchaser's Statement of Adjustments and Sample Vendor's Statement of Adjustments—Alternative Style](#)  
Conveyancing practice - Mortgages - Statements of adjustments - Financing
4. [Precedent Collection] [Sample Purchaser's Statement of Adjustments and Sample Vendor's Statement of Adjustments \(Residential: New Strata Lot—\*\*GST\*\* Included in Sale Price—New Housing Rebate Available\)](#)

Commentary: All of the documents above have Purchaser's Statement of Adjustments in their title in that exact word order because we used quotation marks. Using Ctrl + F and typing GST into the search bar has helped us to quickly locate the correct version.

# Mission Accomplished!

## Sample Purchaser's Statement of Adjustments and Sample Vendor's Statement of Adjustments (Residential: New Strata Lot—GST Included in Sale Price—New Housing Rebate Available)

**Currency Date:** April 1, 2021

**Authors:** N/A

**Related Practice Manual:** British Columbia Real Estate Practice Manual

**Short Description:**

This is a sample purchaser's and vendor's statement of adjustments in a real estate transaction for residential property; specifically, a new condominium unit. It uses the side-by-side layout of the columns. Statements of adjustments serve three primary purposes: they define the financial matters to be adjusted as well as the calculation of those items; they may confirm the method of payment of the purchase price; and they provide for disbursement of the sale proceeds.

This document is available in the following formats:

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Commentary: Precedents in CLE Online can be downloaded as MS Word files. If you need more help with your research please email us at [librarian@courthouselibrary.ca](mailto:librarian@courthouselibrary.ca). We are happy to help!