

percentage; and while there might be some objection from the larger and more important firms to depart from practices which they have found to be satisfactory, both to themselves and their own clients, any self-sacrifice on their part by agreeing to a general tariff would probably be of much assistance to the ordinary practitioner. In theory there seems to be no reason why in the case of real estate, percentages should not be arrived at, which, while they differ somewhat in different localities, would fairly repay solicitors for the work which they do and which would have the inestimable value from the client's point of view of enabling him to tell accurately what it would cost him to buy or sell land. It is easier to act generally for a vendor than a purchaser, and the responsibility is much less. In the Land Titles Office, a solicitor for the purchaser finds his work and responsibility greatly reduced, and in transactions where the purchase money is small, the work may be almost as great as in much larger transactions, though the responsibility is not so considerable. Therefore, a sliding scale where the percentage is somewhat larger for small transactions than for important ones would probably be fair. These considerations would most likely be found to form a sufficient basis for the discussion of such a percentage.

The necessity for some simple, certain and general system of charges upon real estate transactions has, in this province, become acute. Nearly all companies who lend money on mortgages have their tariff for such work to which solicitors acting for them are expected to conform. Unless one's office is organized to do that class of work by wholesale, these tariffs will be found to be unremunerative, and there is a movement to introduce into this province from the United States, title guarantee companies, who will absorb much of this business, unless it can be found that work can be done by a lawyer with the same accuracy and according to a stated scale of charges which will enable the client to tell, beforehand, what his dealings will cost him. In a country like ours, where the Land Titles System is already in vogue, where titles are comparatively simple and land registers