



Do You Know Your Fees? \_\_\_\_\_

# Typical Closing Costs

S = Seller    B = Buyer

	Seller Financed	Cash	Assumption	FHA	VA	Conventional
<b>Title Insurance:</b>	S/B	S	S	S/B	S/B	S/B
<b>Escrow Fee:</b> Seller pays full escrow	S/B	S/B	S/B	S/B	S	S/B
<b>Excise Tax:</b> Estimate 1.78% of sales price	S	S	S	S	S	S
<b>Recording Fees:</b>	S/B	S/B	S/B	S/B	S/B	S/B
<b>Prorated Taxes:</b> Estimate 4 months of annual property tax	S/B	S/B	S/B	S/B	S/B	S/B
<b>Homeowner's Insurance</b>	B	B	B	B	B	B
<b>Real Estate Commission</b>	S	S	S	S	S	S
<b>Loan Fee:</b>			B	B	B	B
<b>Discount Points:</b>				S or B	S or B	S or B
<b>Credit Report:</b>				B	B	B
<b>Appraisal Fee:</b>				B	B	B
<b>Pest Inspections:</b>				S	S	S or B
<b>Health Inspection Fee:</b> County examination of water systems, septic, etc.				S	S	S or B
<b>Mortgage Insurance:</b>				B		B
<b>VA Funding Fee:</b>					B	
<b>Tax Registration:</b>				S	S	B
<b>Reserve Account:</b> Estimate 6 months taxes and 3 months homeowner's & mortgage insurance				B	B	B
<b>Prorated Interest:</b> Estimate 2/3 of the monthly payment				B	B	B
<b>Misc. Lender Fees:</b> For document preparation, underwriting, processing, etc.				S	S	B

\* Miscellaneous Closing Costs: Homeowner's dues, water association fees, flood search fees, courier fees may apply to either purchaser or seller.

These costs are provided as a general guide only.  
Please consult your lender or Realtor for your specific transaction.