



Customary Closing Costs Guide

SELLERS usually pay for:

- Half of the escrow fee*
- Any judgments, tax liens, etc. against the seller
- Recording Fees to clear all documents of record against seller
- Work orders, such as termite inspection or home repairs*
- Payoff of all loans in Seller's name
- Any unpaid Homeowner Association dues/Assessments
- Owner's title insurance premiums
- Home Warranty*
- Any assessments or bonds*
- Excise tax (% based on county and sale price)
- Real estate commission
- Any loan fees required by buyer's lender*
- Interest accrued to lender being paid off, reconveyance fees and any prepayment penalties

BUYERS usually pay for:

- Half of the escrow fee*
- Document Preparation (if applicable)
- Any judgments, tax liens, etc. against the buyer
- Inspection fees* (i.e. property, roofing, geological, etc.)
- Home Warranty*
- All new loan charges (except for those required by lender for seller to pay)
- Interim interest on new loan from date of funding to first payment date
- Lender's title policy premiums (ALTA)
- Tax pro-ration (from date of closing)
- Hazard insurance premium for first year
- Recording Fees for all documents in the buyer's name

* *Subject to Purchase & Sale*

