



ESTIMATED BUYER CLOSING COSTS or PREPAID ITEMS

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| <u>Appraisal:</u> | Lender requests local, approved appraiser to give opinion of property value. Usually paid at time of loan application. | \$350.00 |
| <u>Credit Reports:</u> | Lender orders your credit history from credit reporting agency. Usually paid at time of loan application. | \$55.00 |
| <u>Loan Origination Fee:</u> | Lender's fee for processing loan. Paid at closing. | usually 1% of loan amount |
| <u>Discount Points:</u> | (Optional) One-time charge used to discount the interest rate on a loan. Paid at closing. | 1% of loan amount = 1point |
| <u>Attorney Fee:</u> | Fee charged by closing attorney for handling the closing, title search, arranging for title insurance, arranging for survey, etc. | \$500 - \$600 |
| <u>Title Insurance:</u> | A one-time premium paid at closing to protect buyer against title defects not found in public records. Required by lender. Covered amount usually equals sales price. | \$2 per \$1000 of coverage |

CONTINUED ON REVERSE SIDE

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| <u>Surveys:</u> | Identifies lot lines and exact location of house and any other improvements. Required by lender. Closing attorney schedules. Paid at closing. | \$350 - \$400 |
| <u>Recording:</u> | Fees charged at County Register of Deeds Office to record deed, deed of trust and other important documents. Paid at closing. | \$50 - \$100 |
| <u>Property Taxes:</u> | County/City taxes on real estate are pro-rated between buyer and seller. Seller is responsible for his/her personal property taxes for the year. Paid at closing. | Tax Value x Tax Rate = Property Taxes |
| <u>Interim Interest:</u> | Interest collected on the loan from date of closing to the end of month. Paid at closing. | Will not exceed total monthly payment. |
| <u>Hazard Insurance:</u> | Homeowners Insurance Policy to cover at least the mortgage amount. First year's premium paid on or before of coverage and closing. | Varies depending on amount property |
| <u>Escrow Deposits:</u> | Funds placed in escrow accounts by lender to pay future. Paid at closing. | Minimum 2 taxes/insurance in the months hazard and mortgage insurance. Taxes are determined by time of year. |
| <u>Mortgage Insurance:</u> | Required on certain loans - usually high loan to value situations. Can be paid in full at closing or amortized with loan. | Varies depending on loan type and amount. |
| <u>Home Inspection:</u> | Fee charged by inspector to do home inspection. Paid for at time of inspection. | \$250 - \$900 (depends on size of house) |
| <u>Well/Septic Inspection:</u> | Fees charged by county health department or private companies to inspect wells or septic tanks. Paid at time of inspection. | \$50 - \$150 |
| <u>Termite Inspection:</u> | Fees charged by local pest inspectors. Paid at closing. | \$65 - \$85 |