



Closing Cost Check List

The cost of buying a property goes beyond simply by paying the price negotiated between the buyer and seller. Here are some of the common fees included in a typical settlement, which will comprise your closing costs:-

Title & Escrow Related Closing Costs:

- Closing fee for the settlement agent
- Document preparation
- Notary fees
- Escrow Fee (based on Purchase Price)
- Courier Fees
- Loan-Tie-In Fee
- Electronic Document Delivery Fee
- Owner's Title Insurance Policy Coverage (based on Purchase Price)
- Lender's Title Insurance Policy Coverage (based on Loan Amount)

Loan Related Closing Costs:

- Loan Origination Fee
- Loan Discount Points (optional)
- Appraisal Fee
- Credit Report Fee
- Interest Payment
- Underwriting Fee

Government Related Closing Costs:

- Fee to record the deed, mortgage and any releases
- County and possible city transfer taxes (see reference chart attached)

Escrow Impound Account:

- Homeowner's Insurance premium for the year
- Mortgage Insurance (if any) - the number of months varies
- Property Taxes - usually 2 months in advance

Additional Settlement Fees may include:

- HOA Documents, Termite Inspection, Home Inspection, Land surveys, Flood certification, Lead-paint Inspection, Roof Inspection, etc. please check with your real estate agent in regards to these fees.

Always ask your Escrow Officer if you have any questions on any of the fees disclosed.