

CLOSING COSTS

WHO PAYS FOR WHAT ON A TYPICAL RESIDENTIAL PURCHASE?

	CASH	FHA	VA	CONV/ JUMBO
DOWN PAYMENT	BUYER	BUYER	BUYER	BUYER
TERMITE INSPECTION (NEGOTIABLE)	BUYER	BUYER	SELLER	BUYER
PROPERTY INSPECTION	BUYER	BUYER	BUYER	BUYER
PROPERTY REPAIRS (NEGOTIABLE)	SELLER	SELLER	SELLER	SELLER
NEW LOAN ORIGATION FEE (NEGOTIABLE)	N/A	BUYER	BUYER	BUYER
DOC PREP FEE - LOAN PACKAGE	N/A	BUYER	BUYER	BUYER
DOC PREP FEE - WARRANTY DEED	SELLER	SELLER	SELLER	SELLER
CREDIT REPORT	N/A	BUYER	BUYER	BUYER
APPRAISAL OR EXTENSION FEE (NEGOTIABLE)	N/A	BUYER	BUYER	BUYER
EXISTING LOAN PAYOFF	SELLER	SELLER	SELLER	SELLER
EXISTING LOAN PAYOFF DEMAND	SELLER	SELLER	SELLER	SELLER
PREPAID INTEREST (APPROX. 30 DAYS)	N/A	BUYER	BUYER	BUYER
FHA, MIP, VA FUNDING FEE, PMI PREMIUM	N/A	BUYER	BUYER	BUYER
TAXES	PRORATE	PRORATE	PRORATE	PRORATE
TAX IMPOUNDS	N/A	BUYER	BUYER	BUYER
TAX SERVICE CONTRACT	N/A	BUYER	SELLER	BUYER
FIRE/HAZARD INSURANCE	BUYER	BUYER	BUYER	BUYER
FLOOD INSURANCE	N/A	BUYER	BUYER	BUYER
HOA TRANSFER FEE (NEGOTIABLE)	BUYER	BUYER	BUYER	BUYER
HOA STATEMENT OF ACCOUNTS	SELLER	SELLER	SELLER	SELLER
DELINQUENT HOA ASSESSMENTS	SELLER	SELLER	SELLER	SELLER
DELINQUENT PROPERTY TAXES	SELLER	SELLER	SELLER	SELLER
HOME WARRANTY PREMIUM (NEGOTIABLE)	SELLER	SELLER	SELLER	SELLER
REALTORS' COMMISSIONS	SELLER	SELLER	SELLER	SELLER
OWNER'S TITLE POLICY (NEGOTIABLE)	SELLER	SELLER	SELLER	SELLER
LENDER'S TITLE POLICY & ENDORSEMENTS	N/A	BUYER	BUYER	BUYER
ESCROW FEE (CHARGE SELLER ON VA LOAN)	SPLIT	SPLIT	SELLER	SPLIT
RECORDING FEE (FLAT RATE}	SPLIT	SPLIT	SPLIT	SPLIT
COURIER/EXPRESS MAIL FEE	SPLIT	SPLIT	SELLER	SPLIT

These cost payments are typical but can be negotiable under certain circumstances.



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