

Who Pays What?

An Estimated Guide to Closing Costs

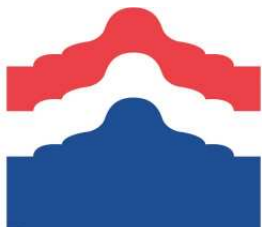
(Closing Costs Are Always Negotiable)

The SELLER can generally be expected to pay for:

- Real Estate Commission
- Document preparation fee for Deed
- Any loan fees required by Buyer's Lender
- Payoff all loans in Seller's name (or existing loan charges and/or delinquencies by Buyer)
- Interest accrued to Lender being paid off. Statement Fee. Release fees and any penalties.
- Termite Inspection (according to contract)
- Termite work (according to contract)
- Home Warranty (according to contract)
- Any judgments, tax liens, etceteras against the Seller
- Recording charges to clear all documents of record against Seller and Home Owner Association.
- Tax pro-ration (for any taxes at time of transfer of title and tax certificates)
- Any unpaid Homeowner's dues
- Any and all delinquent taxes
- ½ of Escrow Fee
- Owner's Title Policy (OTP) (according to contract)
- Federal Express to send payoff

The BUYER can generally be expected to pay for:

- Application Fee
- Appraisal Fee
- Title Insurance Premiums (MTP)
- ½ of Escrow Fee
- Document preparation (if applicable).
- Recording charges for all documents in Buyer's name
- Termite inspection (according to contract)
- Tax pro-ration and Homeowner Association dues (from date of acquisition)
- Homeowner's Association transfer fee
- All new loan charges (except those required by Lender for seller to pay)
- Interest on new loan from date of funding to 30 days prior to first payment date
- Assumption/Change of Records Fees for takeover of existing loan
- Beneficiary Statement Fee for assumption of existing loan
- Inspection Fees (roofing, property inspection, geological, etceteras)
- Home Warranty (according to contract)
- Hazard Insurance for first year
- Survey
- Courier
- FedEx to return package to Lender



Compliments of Alamo Title Company