

# FEES: WHO PAYS FOR WHAT IN SANTA CLARA COUNTY



In general, these are the customary fees the Seller and the Buyer are typically responsible for in **Santa Clara County**:

## THE SELLER PAYS FOR:

- Real estate commission
- Escrow fee
- Title Insurance premium for owner's policy
- 50% of any city transfer/conveyance tax
- Document preparation fee (if applicable)
- Documentary transfer tax - County
- Termite inspection (according to contract)
- Work/repairs required (according to contract)
- Home Warranty (according to contract)
- Payoff of all loans in seller's name
- Interest accrued to lender being paid off
- Statement fees, reconveyance fees and any prepayment penalties
- Any judgments, tax liens, etc. against the seller
- Property Tax proration
- Any unpaid homeowner's dues
- Recording charges to clear all documents of record against seller
- Any bonds or assessments
- Any and all delinquent taxes
- Notary fees
- Homeowner's association statement fee and prorata dues (to date of acquisition)
- Special delivery/courier fees, if required
- Any buyer's new loan charges specified by lender for seller to pay

## THE BUYER PAYS FOR:

- Title insurance premium for the lender's policy
- Concurrent Loan Escrow Fee
- 50% of any city transfer/conveyance tax
- Document preparation (if applicable)
- Recording charges for all documents in buyer's name
- County preliminary change of ownership fee (P.C.O.R.)
- Tax proration from the closing date
- 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, if applicable
- Beneficiary statement fee for assumption of existing loan, if applicable
- Inspection fees (roofing, property inspection, geological, etc.)
- Termite inspection (according to contract)
- Fire insurance premium for first year
- Notary fees
- Special delivery/courier fees, if required



This article is not intended to be an all inclusive list of fees and charges on every transaction, but rather a guide to the major costs of Buying or Selling real estate. We would be happy to review and explain your closing costs prior to finalizing the transactions.