



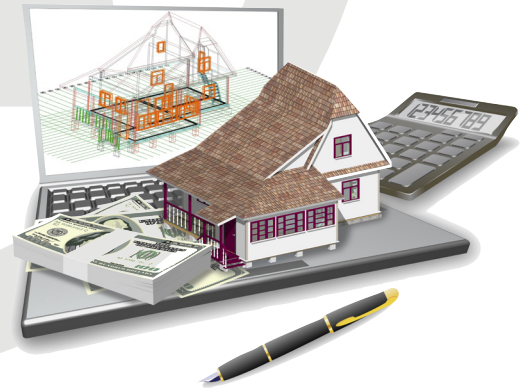
Who Pays What - A Guide to Closing Costs in WASHINGTON

The SELLER can generally be expected to pay for:

- Real Estate Commission
- Owner's Title Insurance Premium
- Escrow Fee, one half¹
- Document Preparation Fee for Deed
- Real Estate Excise Tax (1.78%² based on Sale Price)
- Any City Transfer Tax/Conveyance Tax¹
- Any Loan Fees³ Required by Buyer's Lender (on FHA/VA)
- Payoff of all loans in Seller's Name (or existing loan balance if being assumed by Buyer)
- Interest Accrued to Lender being Paid Off
- Statement Fees, Reconveyance Fees and any Loan Prepayment Penalties
- Work Orders, such as Termite Inspection or Home Repairs¹
- Home Warranty¹
- Any Judgements, Tax Liens against the Seller
- Tax Pro-ration (for any unpaid taxes up to Time of Transfer of Title)
- Any or All Delinquent Taxes
- Any Unpaid Homeowner's Dues
- Any Assessments or Bonds¹
- Notary Fees (If applicable)
- Courier Fees (If applicable)

The BUYER can generally be expected to pay for:

- Lender's Title Policy Premium
- Escrow Fee, one half¹
- Recording Charges for All Documents in Buyer's Name
- Inspection Fees¹
- Tax Pro-ration (from date of acquisition)
- All New Loan Charges (except for those required by Lender for Seller to pay)
- Hazard Insurance Premium for First Year
- Interest on New Loan from Date of Funding to 30 days prior to First Payment)
- Document Preparation (if applicable)
- Home Warranty¹
- Notary Fees (If applicable)
- Courier Fees (If applicable)



¹ Subject to Purchase & Sale ² State Excise Tax is 1.28% plus 0.50% for County Tax (may vary by county, consult with your Escrow Officer)

³ Financing Addendum to PSA - \$300 Maximum for any fees that lender can charge to Buyer

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 property. We would be happy to review and explain your closing costs prior to finalize the transactions.

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