

Home Seller's & Buyer's Typically Pays For

Who Pays for What

On these pages, you will find the traditional expenses associated with a purchase of real estate. However, many of these items can be negotiated by both parties at the time of the offer, excluding some expenses required by the lender to be paid specifically by seller.

Buyer Typically Pays For:

- Escrow fees
- Document preparation (if applicable)
- Notary fees
- Recording charges for all documents in buyer's name
- Termite Inspection (according to the contract)
- Tax proration (from date of acquisition)
- Homeowner's transfer fee (according to contract)
- 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 take-over of existing loan.
- Beneficiary Statement fee for assumption of existing loan
- Inspection fees (roofing, property inspection, geological, etc.)
- Home Warranty (according to contract)
- Lender's policy
- Fire insurance premium for first year

Seller Typically Pays For:

- Real Estate commission
- Escrow fees
- County documentary transfer tax (55 cents per \$500 of consideration, exclusive of the value of any lien or encumbrances attaching to the property at time of sale)
- Applicable city transfer/conveyance tax (according to contract)
- Document preparation fee for deed
- 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, re-conveyance fees and any prepayment penalties
- Termite Inspection and Termite work (according to contract)
- Home Warranty (according to contract)
- Any judgments, tax lien, etc., against the seller
- Tax proration (for any taxes unpaid at the time of transfer of title)
- Any unpaid homeowner's dues

- Homeowner's transfer fee (according to contract)
- Recording charges to clear all documents of record against seller
- Any bonds or assessments (according to contract)
- Any and all delinquent taxes
- Notary fees
- Title insurance premium: Owner's Policy