



## Closing Cost Check List

The cost of buying a property goes beyond simply by paying the price negotiated between the buyer and seller. Here are some of the common fees included in a typical settlement, which will comprise your closing costs:-

### **Title & Escrow Related Closing Costs:**

- Closing fee for the settlement agent
- Document preparation
- Notary fees
- Escrow Fee (based on Purchase Price)
- Courier Fees
- Loan-Tie-In Fee
- Electronic Document Delivery Fee
- Owner's Title Insurance Policy Coverage (based on Purchase Price)
- Lender's Title Insurance Policy Coverage (based on Loan Amount)

### **Loan Related Closing Costs:**

- Loan Origination Fee
- Loan Discount Points (optional)
- Appraisal Fee
- Credit Report Fee
- Interest Payment
- Underwriting Fee

### **Government Related Closing Costs:**

- Fee to record the deed, mortgage and any releases
- County and possible city transfer taxes (see reference chart attached)

### **Escrow Impound Account:**

- Homeowner's Insurance premium for the year
- Mortgage Insurance (if any) - the number of months varies
- Property Taxes - usually 2 months in advance

### **Additional Settlement Fees may include:**

- HOA Documents, Termite Inspection, Home Inspection, Land surveys, Flood certification, Lead-paint Inspection, Roof Inspection, etc. please check with your real estate agent in regards to these fees.

All of the above fees will be reflected on the HUD-1 Settlement Statement during signing. Always ask your Escrow Officer if you have any questions on any of the fees disclosed.

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