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CUSTOMARY CLOSING COSTS

Customary Buyer Closing Costs

Loan related charges generally paid by Buyer:

- , Recording Fees (Mortgage)
- , Note Stamps
- , Intangible Tax
- , Credit Report(s)
- , Mortgage Transfer and Assumption Charges (if an assumption of Mortgage)
- , VA Funding Fees
- , Mortgage Origination Fee
- , Mortgage Insurance Premium
- , Mortgage Discount Point(s)
- , Appraisal Fee
- , Tax Service Fee
- , Doc Prep Fee
- , Simultaneous Lender's Title Insurance Policy
- , Title Insurance Endorsements
- , Underwriting Fee
- , Flood Certification Fee

Other charges generally paid by the Buyer

- , Recording Fees (Deed)
- , Wood Destroying Organism Report (except VA loan)
- , Survey (sometimes paid by Buyer, more common for Seller to pay)
- , All other charges required by Lender, unless prohibited by law or regulation
- , Prepaid hazard insurance, taxes, interest and mortgage insurance premiums, as required by Lender.

Customary Seller Closing Costs

- , Deed Stamps
- , Owner's Title Insurance Policy
- , Title Search and Exam Fee
- , Closing/Seller's Attorney's Fee
- , Real Estate Brokerage Fee
- , Satisfaction of Mortgage and Recording Fee
- , Survey (normally paid by Seller, sometimes paid by Buyer)
- , Repairs or replacements to place items in "working condition", not to exceed \$ _____
- , Home Warranty (optional, not always provided)

Lender charges for Buyer's loan sometimes negotiated to be paid by Seller

- , Underwriting Fee
- , Flood Certification Fee
- , Mortgage Discount Point(s)
- , Doc Prep Fee (Lender loan documents)
- , For VA sale only, Wood Destroying Organism Report
- , Appraisal Fee
- , Tax Service Fee
- , Title Insurance Endorsements
- , All other charges required by Lender which Buyer is prohibited from paying by law or regulation. (I like to limit the dollar amount for this provision by adding, "not to exceed \$ _____.")
- , With a VA or FHA loan, there are certain charges that must be paid by the Seller.