



Buyer's Estimated Closing Costs

BUYER: _____

Property: _____

ADDRESS: _____

Type of Transaction	Assmp.	Conv.	FHA	VA	Cash	O/F
ORIGINATION FEE (Check with Lender)					N/A	N/A
VA FUNDING FEE				Check with Lender		
ADMINISTRATION FEE		250.00				
APPRAISAL FEE		325.00	325.00	325.00		
TAX SERVICE FEE (LENDER)		115.00				
CREDIT REPORT		65.00	65.00	65.00		
PROCESSING / FUNDING FEE		350.00				
UNDERWRITING FEE		325.00				
DOCUMENT PREP FEE	125.00	200.00	175.00			150.00
TRANSFER FEE (From \$45.00 to 1% Loan Bal) (Assump Loan Only)		N/A	N/A	N/A	N/A	N/A
AMORTIZATION SCHEDULE		20.00	20.00			
FLOOD CERTIFICATE		20.00	20.00	20.00		
PMI PREMIUM (Mortgage Company Quote)						
FINAL INSPECTION			100.00			
MORTGAGEE'S TITLE POLICY & T-36 End.		175.00	175.00	175.00		175.00
OTHER LENDER REQUIRED MTP ENDORSEMENTS		75.00	75.00	75.00		75.00
ESCROW FEE (no courier or express mail fee for prices page)	300.00	300.00	300.00	300.00	300.00	300.00
RECORDING FEES	65.00	65.00	65.00	65.00	30.00	53.00
MESSENGER FEE	50.00	50.00			50.00	50.00
INSPECTIONS (Mechanical, Structural & Termite)	250.00	250.00	250.00	250.00	250.00	250.00
MAINTENANCE / HOA TRANSFER FEE	75.00	75.00	75.00		75.00	75.00
SURVEY		350.00	350.00	350.00		
MISCELLANEOUS FEE(S)						
TOTAL ESTIMATED CLOSING COSTS:	\$	\$	\$	\$	\$	\$

ESTIMATE OF BUYER'S MONEY DUE AT CLOSING

Prepaid Items (See Reverse Side) + _____
 Closing Costs (From Above) + _____
 Down Payment + _____
 Less: 1) Earnest Money
 2) Tax Proration Credit from Seller - _____
 (See Reverse Side) - _____

These figures are estimates only and final figures may change.

Worksheet and instructions for estimating prepaid items and perorations on reverse side.

INSURANCE ESCROW WORKSHEET:

Take the annual insurance premium and divide by 12 to get the monthly amount.

\$ _____ [monthly amount]

x 2 = \$ _____ [2 months escrow]

TAX ESCROW WORKSHEET:

Use only if current year taxes are not paid at closing

Take the total annual taxes and divide by 12 to get the monthly amount.

\$ _____ [monthly amount] X _____ months ***

= \$ _____ **TAX ESCROW**

*** January 1 through closing date = _____ mos. plus

INTERIM INTEREST WORKSHEET:

Loan amount x interest rate divided by 365 = per diem [daily interest rate].

\$ _____ [loan amount] x _____ %

[buyer's interest rate on new loan] divided by 365 = \$ _____ [per diem]

\$ _____ [per diem] x *** _____ days =

\$ _____ **INTERIM INTEREST**

*** (# days from closing date to end of month)

MAINTENANCE / HOA WORKSHEET:

Maintenance is normally paid in advance. Determine the annual amount and divide by 365 = per diem amount.

\$ _____ [annual amount] divided by

365 = \$ _____ [per diem]

\$ _____ [per diem] x *** _____ days =

\$ _____ **PRORATED MAINTENANCE / HOA**

*** (# days from closing date to end of the year)

ESTIMATE OF BUYER'S PREPAID ITEMS

(from above worksheets)

Insurance Premium (1yr.) (Include flood Insurance)	\$ + _____
Insurance Escrow (2 mos.) (Include flood Insurance)	+ _____
Tax Escrow	+ _____
Private Mortgage Insurance (2 mos.) – if applicable	+ _____
Interim Interest	+ _____
Prorated Maintenance / HOA	+ _____
Other	+ _____
TOTAL PREPAID ITEMS	= \$ _____

TAX PRORATION CREDIT WORKSHEET:

Use only if current year taxes are not paid at closing

Taxes from seller from January 1 through the closing date:

January 1 thru _____ [closing date] = _____ days

\$ _____ [Total annual taxes] divided by 365 = \$ _____ [per diem].

\$ _____ [per diem] x _____ days = \$ _____ **TAX PRORATION CREDIT FROM SELLER**

IF CURRENT YEAR TAXES ARE PAID, PLEASE CALL THE LENDER OR TITLE COMPANY.

(VA Loans) If the origination fee is not charged, certain other fees incident to origination such as attorney, escrow, photograph, amortization schedule, tax service and deed restriction copy fees may be substituted as long as the total does not exceed 1% of the loan amount.

(FHA Loans) Purchasers are limited to only allowable FHA charges at time of closing. Check with your lender for current amounts.