

CLOSING COSTS: WHO PAYS WHAT

THIS CHART INDICATES WHO CUSTOMARILY PAYS WHAT COSTS.

	CASH	FHA	VA	CONV
1. Down payment	BUYER	BUYER	BUYER	BUYER
2. Realtors® Commissions	SELLER	SELLER	SELLER	SELLER
3. Existing Loan Payoff	SELLER	SELLER	SELLER	SELLER
4. Loan Prepayment Penalty (if any)	SELLER	SELLER	SELLER	SELLER
5. Taxes	PRORATE	PRORATE	PRORATE	PRORATE
6. Termite (Wood Infestation) Inspection (negotiable except on VA)			SELLER	
7. Property Inspection (if requested by Buyer)	BUYER	BUYER	BUYER	BUYER
8. Property Repairs, if any (negotiable)	SELLER	SELLER	SELLER	SELLER
9. Homeowners Association (HOA) Transfer Fee	SPLIT	SPLIT	SELLER	SPLIT
10. HOA Disclosure Fee	SELLER	SELLER	SELLER	SELLER
11. Home Warranty Premium (negotiable)				
12. New Loan Origination Fee (negotiable)		BUYER	BUYER	BUYER
13. Discount Points (negotiable)		BUYER	SELLER	BUYER
14. Documents Preparation Fee		SELLER	SELLER	SELLER
15. Credit Report		BUYER	BUYER	BUYER
16. Appraisal (negotiable)		BUYER	BUYER	BUYER
17. Tax Service Contract		SELLER	SELLER	BUYER
18. Prepaid Interest (approx. 30 days)		BUYER	BUYER	BUYER
19. Impound Account		BUYER	BUYER	BUYER
20. FHA, MIP, VA Funding Fee, PMG Premium		BUYER	BUYER	BUYER
21. Fire/Hazard Insurance	BUYER	BUYER	BUYER	BUYER
22. Flood Insurance (if any)		BUYER	BUYER	BUYER
23. Escrow Fee (NOTE: Charge Seller on VA Loan)	SPLIT	SPLIT	SELLER	SPLIT
24. Homeowners Title Policy	SELLER	SELLER	SELLER	SELLER
25. Lenders Title Policy and Endorsements		BUYER	BUYER	BUYER
26. Recording Fee (Flat Rate)	SPLIT	SPLIT	SPLIT	SPLIT
27. Reconveyance/Tracking Fee	SELLER	SELLER	SELLER	SELLER
28. Courier/Express Mail Fees	SPLIT	SPLIT	SELLER	SPLIT
29. Email Loan Documents		BUYER	SELLER	BUYER