



Who pays what? A Guide to Closing Costs

The <i>Seller</i> can generally be expected to pay for:	The <i>Buyer</i> can generally be expected to pay for:
<ul style="list-style-type: none">• Owner's title insurance premiums• Real Estate commissions• Escrow fee: 1/2• Any loan fees required by buyer's lender per contract• Payoff of current mortgage• Interest accrued to lender being paid off: Statement Fees, Reconveyance Fees, and Prepayment Penalties• Termite inspection (according to contract)• Termite work (according to contract)• Home warranty (according to contract)• Any judgments, tax liens, etc. against the seller• Tax pro-ration (for any taxes unpaid at time of transfer of title)• Any unpaid Homeowner's Association fees due• Any bond or assessments (according to contract)• Any and all delinquent taxes• Homeowner's Association Transfer Fee	<ul style="list-style-type: none">• Lender's title policy premiums• Escrow fee: 1/2• Document preparation (if applicable)• Notary fees (if applicable)• Recording charges for all documents in buyers' names• 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 takeover of existing loan• Beneficiary Statement Fee for assumption of existing loan• Fire insurance premium for the first year• All pre-pays (I.e. interest, taxes, HOA dues)

These are guidelines only and many of these items are negotiable.

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