

An Example of Buyer Closing Costs

800. Items Payable in Connection with Loan		
801. Loan Origination Fee	[Often \$0.00, but sometimes a percentage of the loan, such as 1%.]	\$xxx.xx
802. Loan Discount	[Some buyers agree to pay this in exchange for a lower interest rate on their loan.]	\$xxx.xx
803. Appraisal Fee		\$300.00
804. Credit Report		\$25.00
805. Lender's Inspection Fee	[This fee is usually charged for new construction homes only.]	
806. Mortgage Insurance Application Fee		\$xxx.xx
807. Document preparation fee		\$200.00
808. Loan underwriting fee		\$150.00
809. Flood certification fee		\$10.00
810. Tax service fee		\$50.00
811.	[Miscellaneous other charges often appear in this section]	
812.		
813.		
814.		
900. Items Required by Lender to Be Paid in Advance		
901. Interest from	Jun 1, 2007 to Jun 15, 2007 @ \$ 50.0000 per day	\$700.00
902. Mortgage Insurance Premium for		\$xxx.xx
903. Hazard Insurance Premium for	[This is your homeowner's insurance for the first year.]	\$600.00
904.		
905.		
1000. Reserves Deposited with Lender		
1001-1009 are deposits for future bills if LTV is more than 80%		
1001. Hazard insurance	2 months @ \$ 60.00 per month	\$120.00
1002. Mortgage insurance	months @ \$ per month	\$0.00
1003. City property taxes	months @ \$ per month	\$0.00
1004. County property taxes	months @ \$ 0.00 per month	\$0.00
1005. Annual assessments	months @ \$ per month	\$0.00
1006.	months @ \$ per month	\$0.00
1007.		
1008.		
1009. Aggregate Accounting Adjustment		
1100. Title Charges		
1101. Settlement/closing fee		\$200.00
1102. Abstract/title search		\$0.00
1103. Title examination		
1104. Title insurance binder		
1105. Document preparation		
1106. Notary fees		
1107. Attorney's fees	[Buyer's attorney's fee if buyer has an attorney. Varies by location and attorney.]	\$350.00
	(includes above item numbers)	
1108. Title insurance		
	(includes above item numbers)	
1109. Lender's title insurance coverage		\$130.00
1110. Owner's coverage	[Sometimes paid by seller, sometimes by buyer, depending on local custom.]	\$0.00
1111.		
1112.		
1113.		
1200. Government Recording and Transfer Charges		
1201. Recording fees:	Deed 35.00 Mortgage 80.00 Release	\$115.00
1202. City/county tax/stamps:	Deed 150.00 Mortgage	\$0.00
1203. State tax/stamps:	Deed 200.00 Mortgage	\$0.00
1204.	[Line 1203 is often the seller's expense. Depends primarily on the custom in your community.]	
1205.		
1206.		
1300. Additional Settlement Charges		
1301. Survey		\$150.00
1302. Pest Inspection	[Often the seller's expense. Depends primarily on the custom in your community.]	\$75.00
1303. Overnight mail fees:		\$25.00
1304. Wire transfer fees:		\$25.00
1305. Email fees charged to closing agent by lender		\$25.00
1306.		
1307.		
1400. Total Settlement Charges (This Number Transfers to Lines 103 & 502 Above)		\$3,250.00