



ESTIMATED BUYER CLOSING COSTS

	Conventional	VA	FHA	Assumption	Cash
Appraisal Fee	Per Lender	Per Lender	Per Lender	Per Lender	Per Appraiser
Assumption Fee	N/A	N/A	N/A	Upt to 1% of Loan	N/A
Attorney's Fee	150 - 200	N/A	150 - 175	150	75
Buyer's Inspections	Varies per Property	Varies per Property	Varies per Property	Varies per Property	Varies per Property
Credit Report	Per Lender	Per Lender	Per Lender	Per Lender	Per Lender
Discount Points	Per Contract	Per Contract	Per Contract	Per Contract	Per Contract
Escrow / Closing Fee	225 - 300	225 - 300	225 - 300	225 - 300	225 - 300
FedEX / Courier Fee	50	Per Contract	25	25	25
Flood Certificate	Actual Cost	Per Lender	Actual Cost	N/A	N/A
2nd Lien Escrow Fee	100	100	100	100	100
Homeowner's Assn. Fee	Per Contract	Per Contract	Per Contract	Per Contract	Per Contract
Homeowner's Insurance	Cost for 12 Months	Cost for 12 Months	Cost for 12 Months	Cost for 12 Months	Cost for 12 Months
Lender's Inspection	N/A	Per Lender	Per Lender	N/A	N/A
Lender Required Escrows	Per Lender	Per Lender	Per Lender	Per Lender	Per Lender
Mortgagee's Title Policy	(T19) 175+Endorsement	(T19) 175+Endorsement	(T19) 175+Endorsement	N/A	N/A
Origination Fee	As Required by Lender	As Required by Lender	As Required by Lender	As Required by Lender	N/A
Processing Fee	As Required by Lender	As Required by Lender	As Required by Lender	As Required by Lender	N/A
Recording Fee	120 - 150	120 - 150	120 - 150	120 - 150	28 - 30
Survey	400 - 500	400 - 500	400 - 500	If Requested	If Requested
Tax Service Fee	Per Lender	Per Contract	Per Contract	N/A	N/A
Termite Inspection Fee	125	Per Contract	125	If Requested	If Requested
Underwriting Fee	Per Lender	Per Contract	Per Contract	N/A	N/A
VA Funding Fee	N/A	Per Contract	Per Contract	N/A	N/A
Warehouse Fee	Per Lender	Seller	Seller	N/A	N/A

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