



REALTY GROUP

CLOSING COSTS

TERM	DESCRIPTION	AVERAGE* COST
Loan Origination Fee	Covers lender's administrative costs in connection to origination the loan	1% of Loan Amount*
Attorney Fee	The closing is handled by an attorney of Buyer's choice. Attorney is responsible for obtaining title insurance, handling/computing the closing statement and recording necessary documents with the county. The deed is prepared by an attorney of the Seller's choosing...but they often use the Buyer's attorney.	*\$800-\$1200* (depends on attorney selection)
Appraisal Fee	The appraisal is a statement of property value made by a licensed, independent appraiser. This is a requirement of the lender.	Conventional: \$400-\$475 FHA/VA: \$475
Credit Report	Report obtained by credit-reporting agency detailing the borrower's credit history.	\$50-\$75
Interim Interest	Interest collected on the loan from closing date for the balance of the calendar month when closed.(Unless closing is the 1st of the month)	Interest will vary based on actual day of closing
Mortgage Insurance(PMI)	Generally required on mortgages where the borrower's down payment is less than 20% of the Purchase Price. It protects lender from loss due to payment default.	Premiums vary
Hazard Insurance	Lender's require fire insurance policy covering at least the amount of the mortgage	First year premium is paid at closing
Escrow Deposits	Funds held by the lender to assure future payment of recurring items, such as, real estate taxes, hazard insurance, and mortgage insurance.	2 months hazard ins. 2 months mortgage ins. 5 months of taxes(typically)
Discount Points	One-time charge, used by lender to adjust the yield on the loan, ultimately lowers the interest rate	Each point equal to 1% of loan amount.
Title Insurance	Protects buyers against loss due to problems or defects in the title that are not found on public record. This cost is borne by the buyer and is a one-time fee paid at closing.	\$2 per \$1,000 of coverage + \$90
Recording Fees	Recording fees for deed, deed of trust, and any other documents that need recorded.	\$115
Inspections	TYPICALLY, paid outside of closing. This is for a licensed home inspection.	\$400-\$900, depending on which inspections are chosen and size of the home.
Survey	Survey shows the exact locations of the house and lot line, as well as easements, buffers, and setback lines. NOT required, but always suggested.	\$300-\$450

