CLOSING COSTS
and Who Pays What

Closing costs are what the buyer and seller will pay as part of the escrow transaction. Some fees are negotiable between the seller and buyer as to "Who Pays What."

Below is an example of some typical closing costs which may vary from county to county.*

PAID BY BOTH OR EITHER PARTY

- Attorney Fees, Courier/Delivery Fees, Document Preparation – For deed(s) and other legal documents required to consummate the transaction
- Escrow Fee – Often split between buyer and seller
- Homeowner's Association (HOA) Dues And Transfer Fees
- Notary Fees – To witness documentation
- Recording Fees – To file legal documents with County Recorder
- Property Taxes
- Owner's Title Insurance Premium
- Lender's Title Insurance Premium

BUYER'S TYPICAL COSTS

- Buyer's Broker Compensation
- Appraisal – One-time fee for a new loan
- Credit Report – For loan application
- Homeowner's Insurance – Paid by the buyer for fire/hazard insurance
- Loan Fees – Origination and processing fees charged by the lender
- PMI – Some lenders require Private Mortgage Insurance
- Prepaid Interest – Prorated depending on the time of month the loan closes

SELLER'S TYPICAL COSTS

- Seller's Agent Compensation
- Disclosure Reports – Natural Hazard report
- Home Warranty, Existing Encumbrances
- Property Inspections, Pest Inspection/Correction – Termite report
- Transfer Tax – City/County conveyance tax

*This list is an example only of typical closing costs.

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