



# CLOSING COSTS: WHO PAYS WHAT

THIS CHART INDICATES WHO CUSTOMARILY PAYS WHAT COSTS

	CASH	CTM	FHA	VA	CONV
1. <b>Downpayment</b>	BUYER	BUYER	BUYER	BUYER	BUYER
2. <b>Termite (Wood Infestation) Inspection</b> (negotiable except on VA)				SELLER	
3. <b>Property Inspection</b> (if requested by Buyer)	BUYER	BUYER	BUYER	BUYER	BUYER
4. <b>Property Repairs, if any</b> (negotiable)	SELLER	SELLER	SELLER	SELLER	SELLER
5. <b>New Loan Origination Fee</b> (negotiable)			BUYER	BUYER	BUYER
6. <b>Discount Points</b> (negotiable)			BUYER	SELLER	BUYER
7. <b>Document Preparation Fee</b> (Charge Seller on FHA/VA)			SELLER	SELLER	BUYER
8. <b>Credit Report</b>		BUYER	BUYER	BUYER	BUYER
9. <b>Appraisal or Extension Fee</b> (negotiable)			BUYER	BUYER	BUYER
10. <b>Interest Proration on Seller's Existing Loan</b>		SELLER			
11. <b>Existing Loan Payoff</b>	SELLER		SELLER	SELLER	SELLER
12. <b>Existing Loan Payoff Demand</b>	SELLER		SELLER	SELLER	SELLER
13. <b>Loan Prepayment Penalty</b> (if any)	SELLER		SELLER	SELLER	SELLER
14. <b>Next Month's PITI Payment</b>		BUYER	BUYER	BUYER	BUYER
15. <b>Prepaid Interest</b> (approx. 30 days)			BUYER	BUYER	BUYER
16. <b>Mortgage Transfer Fee</b>		SPLIT			
17. <b>Reserve Account Balance</b> (Credit Seller / Charge Buyer)		PRORATE	PRORATE	PRORATE	PRORATE
18. <b>FHA MIP, VA Funding Fee, PMI Premium</b>		PRORATE	BUYER	BUYER	BUYER
19. <b>Assessments payoff or proration</b> (sewer, paving, etc.)	SELLER	SELLER			
20. <b>Taxes</b>	PRORATE	PRORATE	PRORATE	PRORATE	PRORATE
21. <b>Tax Impounds</b>			BUYER	BUYER	BUYER
22. <b>Tax Service Contract</b>			SELLER	SELLER	BUYER
23. <b>Fire/Hazard Insurance</b>	BUYER	BUYER	BUYER	BUYER	BUYER
24. <b>Flood Insurance</b>			BUYER	BUYER	BUYER
25. <b>Homeowners Association (HOA) Transfer Fee</b>	SPLIT	SPLIT	SPLIT	SELLER	SPLIT
26. <b>HOA/Disclosure Fee</b>	SELLER	SELLER	SELLER	SELLER	SELLER
27. <b>Current HOA Payment</b>	PRORATE	PRORATE	PRORATE	PRORATE	PRORATE
28. <b>Next Month's HOA Payment</b>	BUYER	BUYER	BUYER	BUYER	BUYER
29. <b>Home Warranty Premium</b> (negotiable)					
30. <b>Realtors' Commissions</b>	SELLER	SELLER	SELLER	SELLER	SELLER
31. <b>EAGLE Homeowners Title Policy</b>	SELLER	SELLER	SELLER	SELLER	SELLER
32. <b>Lenders Title Policy and Endorsements</b>			BUYER	BUYER	BUYER
33. <b>Account Servicing Set-up Fee</b> (negotiable)		SPLIT			
34. <b>Escrow Fee</b> (NOTE: Charge Seller on VA Loan)	SPLIT	SPLIT	SPLIT	SELLER	SPLIT
35. <b>Recording Fees</b> (Flat Rate)	SPLIT	SPLIT	SPLIT	SPLIT	SPLIT
36. <b>Reconveyance/Satisfaction Fee</b>	SELLER		SELLER	SELLER	SELLER
37. <b>Courier/Express Mail Fees</b>	\$0	\$0	\$0	\$0	\$0
38. <b>Wire Fees</b>	SPLIT	SPLIT	SPLIT	SELLER	SPLIT
39. <b>Email Loan Documents</b>			BUYER	SELLER	BUYER

Note: Prorated items will appear on Closing Statement as charges for one and credits for the other.