

CLOSING COSTS: WHO PAYS FOR WHAT?



The typical fees paid by a buyer and seller in a real estate transaction:

SELLER IS RESPONSIBLE FOR...	BUYER IS RESPONSIBLE FOR...
Owner's title insurance policy*	Lender's title insurance policy*
1/2 escrow fee*	1/2 escrow fee*
Excise Tax*	Recording fees
Real estate commissions*	Surveys
Utility payoffs	1st year fire insurance
Loan balances	1st year flood insurance (if applicable)
Doc prep fees—power of attorney, etc.	Doc prep fees—quit claim deed, etc.
Misc. fees (i.e. wire, courier, signing fees)	Misc. fees (i.e. wire, courier, signing fees)
Pro-rated property taxes	Pro-rated property taxes
Home warranty (depends on contract)	Home warranty (depends on contract)
Homeowner's Association Fees including: Pro-rated association dues Resale certificate / miscellaneous fees	Homeowner's Association Fees including: Pro-rated association dues Transfer fee / capital contribution
FHA/VA financing... other seller fees may apply	Property inspection
	Pest inspection
	Lender Fees including: Appraisal Credit report Loan origination fee* Loan interest* Private mortgage insurance*

Connect with CW Title to get answers to all of your title and escrow questions!
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