

CLOSING COSTS: WHO PAYS WHAT

THIS CHART INDICATES WHO CUSTOMARILY PAYS WHAT COSTS

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

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