



PURCHASER'S ESTIMATED CHARGES

Date: _____ Purchase Price: _____
 Prepared For: _____ Down Payment: _____
 Property Address: _____ Loan Amount: _____
 CO-OP Agent: _____ Terms of Purchase: _____

	Assumption	Conventional	FHA	VA	Cash	Who Receives Fee
Escrow Fee	250.00	250.00	60.00	0.00	250.00	Title Co.
Attorney Fee	100.00	250.00	200.00-250.00	0.00	0.00	Attorney
Mortgagee's Title Policy / EPA	0.00	175.00	175.00	175.00	0.00	Title Co.
Filing Fee/Recording Fee	10.00-40.00	40.00	40.00	40.00	15.00	Title Co.
Restrictions	0.00	0.00	0.00	0.00	0.00	Title Co.
Survey	0.00	250.00-350.00	250.00-350.00	250.00-350.00	0.00	Surveyor
Credit Report	0.00	50.00/100.00	50.00/100.00	50.00/100.00	0.00	Lender
Photos & Amortization Schedule	0.00	*	*	*	0.00	Lender
Loan Origination Fee	0.00	*	*	*	0.00	Lender
Appraisal Fee	0.00	400.00	400.00	400.00	0.00	Lender
Loan Discount Fee (per contract)	0.00	*	*	0.00	0.00	Lender
VA Funding Fee or FHA/MIP	0.00	0.00	*	*	0.00	Lender
Underwriting Fee	0.00	*	0.00	0.00	0.00	Lender
Lenders Inspection Fee	0.00	*	*	*	0.00	Lender
Transfer Fee	125.00	0.00	0.00	0.00	0.00	Lender
Termite Inspection	100.00	100.00	100.00	0.00	0.00	Lender
Home Inspection	150.00-200.00	150.00-200.00	150.00-200.00	150.00-200.00	150.00-200.00	Inspector
PMI Premium	0.00	*	0.00	0.00	0.00	Inspector
Tax Service Fee	0.00	*	0.00	0.00	0.00	Lender
Assumption Of Escrow		0.00	0.00	0.00	0.00	Lender
PMI Reserves (2 mos) FHA Mthly MIP	0.00	*	*	0.00	0.00	Lender
Hazard Insurance (1yr)	*	*	*	*	*	Ins. Co.
Insurance Reserves (2 Mo)	0.00	*	*	*	0.00	Lender
Tax Reserves	0.00	*	*	*	0.00	Lender
Courier Fee / Overnight Mail	26.00	60.00	60.00	0.00	0.00	Title Co.
Copies / Fax Fees	0.00	0.00	0.00	0.00	0.00	Title Co.
Prepaid Interest	0.00	*	*	*	0.00	Lender
Misc.	0.00	0.00	0.00	0.00	0.00	Lender
**Endorsements						
TOTAL ESTIMATED CLOSING COSTS						

* Varies

** May be waived by Lender

MONTHLY PAYMENT (ESTIMATED)

PRINCIPAL & INTEREST \$ _____
 PRINCIPAL & INTEREST - 2ND LOAN \$ _____
 PMI ESCROW \$ _____
 PROPERTY TAX ESCROW \$ _____
 HAZARD INSURANCE ESCROW \$ _____

 TOTAL MONTHLY PAYMENT \$ _____

FUNDS NEEDED (ESTIMATED)

DOWN PAYMENT \$ _____
 LESS EARNEST MONEY \$ _____
 CLOSING COSTS \$ _____
 ESCROWS \$ _____
 TOTAL \$ _____

Note: Figures are estimates only. Actual costs may vary according to lender charges, payments collected through escrow/impound accounts, or other undisclosed items.



Courtesy of **REPUBLIC TITLE**

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SELLER'S ESTIMATED CHARGES

Date: _____ Purchase Price: _____
 Prepared For: _____ Down Payment: _____
 Property Address: _____ Loan Amount: _____
 CO-OP Agent: _____ Terms of Purchase: _____

	Assumption	Conventional	FHA	VA	Cash	Who Receives Fee
Escrow Fee To Title Company	250.00 – 350.00	250.00 – 350.00	250.00 – 350.00	250.00 – 350.00	250.00 – 350.00	Title Co.
Attorney Fee / Document Preparation	130.00	150.00	300.00	300.00	150.00	Attorney
Tax Certificates	43.00	43.00	43.00	43.00	43.00	Title Co.
Filing Fee / Recording Fee	24.00	24.00	24.00	24.00	24.00	Title Co.
Restrictions	0.00	0.00	15.00	25.00	0.00	Title Co.
Tax Service	*	*	*	*	*	Lender
Photos & Amortization Schedule	*	*	*	*	*	Lender
Owner's Title Policy & (see rate schedule)	*	*	*	*	*	Title Co.
Payoff Penalty – Old Loan	0.00	*	*	*	*	Lender
Interest Due / Proration	*	*	*	*	0.00	Lender
Discount Points (%)	0.00	*	*	*	*	Lender
Real Estate Fee (%)	*	*	*	*	*	Real Estate Agency
Prorated Fee	*	*	*	*	*	Lender
Courier Fee / Overnight Mail	15.00*	15.00*	60.00*	60.00*	15.00*	Title Co.
Termite Inspection	0.00	0.00	0.00	70.00-85.00	0.00	Inspector
Repairs (if any)	*	*	*	*	*	Contractor(s)
Underwriting / Misc.	0.00	0.00	*	*	0.00	Lender
FHA MTG. INS. PRORATION	*	0.00	0.00	0.00	0.00	Lender
Service Provider (Home Warranty)	*	*	*	*	*	Warranty Co.
Transaction Fee	*	*	*	*	*	Lender
Copies / Fax Fees	0.00	0.00	35.00	35.00	0.00	Title Co.
TOTAL ESTIMATED CLOSING COSTS:						

* Varies

ESTIMATED PROCEEDS TO SELLER:

SALES PRICE \$ _____
 LESS CLOSING COSTS \$ _____
 LESS LOAN BALANCE(S) \$ _____
 PROCEEDS AT CLOSING \$ _____
 PLUS ESCROW ACCOUNT, if any \$ _____
 (POST – CLOSING)

Note: Figures are estimates only. Actual costs may vary according to lender charges, payments collected through escrow/impound accounts, or other undisclosed items.



How to Speed Up Your Next Escrow!

To help speed up an escrow, the following things, which are necessary to the escrow, should be furnished at the outset:

1. **Correct legal description** of the property. (Call Republic Title's Customer Service Department at 972-578-8611 for legal description before you go to escrow.)
2. **Correct street address:** Number, Avenue, Drive, Street, Zip Code, etc.
3. **Full names of parties involved in the escrow** (Initials are not enough. If involving a married couple, the first names of the husband and wife are essential).
4. Information as to **how the borrowers' names will read on the loan documents.**
5. **Names of all lien holders, both mortgage companies and private parties.** Needed: company name, loan number, address, telephone number, and approximate unpaid balance
6. **Terms of new encumbrances - Or - terms of existing encumbrances.**
7. **Hazard insurance information** - new policy *Or* assuming existing policy.
8. **Rental Statement** - list of tenants, their rental amount, and any security deposit.
9. When calling your escrow office, **have your escrow number (GF #) and Borrowers names.**
10. **Keep your escrow officer informed** on any matters that may affect your closing.
11. If **termite report** is needed, please **advise Borrower or Escrow Officer.**
12. Furnish escrow officer with **legible copy of prior survey and/or Owners Title Policy**, if available.

DEFINITION OF CLOSING COSTS

APPRAISED VALUE - an opinion of the value of a property at a given time, based on facts regarding the location, improvements, etc. of the property and surroundings.

LOAN APPLICATION FEE - paid to lender at time of application; cost varies by lender

CREDIT REPORT - a report on the past ability of a loan applicant to pay installment payments

POINT - 1% of loan amount.

ORIGINATION FEE - fee buyer pays lender to originate new loan.

LOAN DISCOUNT - points lender charges; may be paid by either buyer or seller on conventional loans; number of points fluctuates with mortgage money market.

PHOTOS - charged by lender for photographing property.

TAX CERTIFICATE - certificates issued by taxing authorities showing the current years' taxes and the last year that taxes were paid.

MORTGAGEE'S TITLE POLICY - required by lender to ensure that lender has a valid lien; does not protect the buyer.

OWNER'S TITLE POLICY - insures that buyer has title to property.

ESCROW FEE - charged by the title company to service transaction and to escrow money and documents; amount varies with company; usually split between buyer and seller.

RESTRICTIONS - certified copy of deed restrictions required by lender.

TAX PRORATION - seller pays buyer taxes from January 1 to closing.

RECORDING FEES - charged by County Clerk to record documents in the public records.

DOCUMENT PREPARATION - fee charged by attorney for preparing legal documents for transaction.

SURVEY - confirms lot size and any encroachments or restriction violations.

INSPECTIONS - an examination of property for various reasons such as termite inspections; inspection to see if required repairs were made before funds are received, etc.

REAL ESTATE FEES - an amount paid to real estate agents as compensation for their services.

PRIVATE MORTGAGE INSURANCE - insurance against a loss by a lender in the event of default by a borrower (mortgagor).

INTEREST - always paid in arrears.

HOMEOWNER'S INSURANCE - protects property and contents in case of loss; must be for at least loan amount or for 80% of the value of the improvements, whichever is greater.

ESCROW ACCOUNT - funds held by lender for payment of taxes, maintenance and insurance when due.

MAINTENANCE FEE - charged by home owners association as set out in subdivision restrictions.

ESCROW ACCOUNT - funds held by lender for payment of taxes, maintenance and insurance when due.

ASSUMPTION TRANSFER FEE - fee assessed by lender to buyer to assume present loan.

AMORTIZATION SCHEDULE - schedule showing principal and interest payments throughout the life of the loan.

PREPAYMENT PENALTY - charged by lender for premature payment of conventional loan balance.