



OAKWOOD ESCROW.

PROTECTION • TRUST • NEUTRALITY

Who Pays for What? A GUIDE TO CLOSING COSTS

All real estate transactions are unique and closing costs can vary dramatically based upon what the parties have agreed to. The following is an outline of a typical sales transaction and what closing costs you might expect to see. This is not a guarantee of what closing costs you may be charged at close of escrow and is to be used as a guide only:

The **BUYER** can generally be expected to pay for:

- Title insurance premiums (ALTA Loan Policy)
- Escrow Fee (50%)
- Document preparation (if applicable)
- Notary Fees
- Messenger/overnight/ courier fees (if used)
- Tax proration on (for date of acquisition)
- Homeowner Association Fees (according to contract)
- All new loan charges (except those required by Lender for Seller to pay)
- Assumption/Change of Record Fees for takeover of existing loan (according to contract)
- Recording charges
- Beneficiary Statement Fee for assumption of the existing loan (according to contract)
- Inspection Fees (roofing, property inspection, geological, etc.)
- Fire Insurance Premium for first year
- Buyer's portion of Sub-Escrow Fee
- Escrow Loan Tie-in Fee