



OAKWOOD ESCROW.

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## 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 **SELLER** can generally be expected to pay for:

- Standard CLTA owner's Title Insurance
- Real Estate Commission
- Document preparation fee for deed
- Documentary transfer tax (\$1.10 per \$ 1,000.00 of sales price)
- Any City Transfer/Conveyance tax (according to contract)
- Any FHA or VA loan fees required by Buyer's Lender
- Payoff of all loans in Seller's name (or existing loan balance if being assumed by Buyer)
- Interest accrued to Lender being paid off, Statement Fees, Reconveyance Fees/ Prepayment Penalties.
- Termite Inspection (according to contract)
- Termite Work (according to contract)
- Home Warranty (according to contract)
- Messenger/overnight/ courier fees (if used)
- Any judgment, tax lien, etc. against the seller
- Recording charges to clear all documents of record against the Seller
- Tax proration (for any taxes unpaid at time of transfer of title)
- Any unpaid Homeowner's dues
- Any bonds or assessments (according to contract)
- Any and all delinquent taxes
- Notary Fees
- Escrow Fee (50%)
- Seller's portion of Sub-Escrow Fee
- Demand Fees