

GENERAL COST SUMMARY SHEET

Key: a = allowable na = non-allowable r = recurring nr = non-recurring B = Buyer cost
 S = Seller cost N/A = Not applicable

	<u>Conventional</u>	<u>FHA</u>	<u>VA</u>
<u>Lender/Mortgage Broker Fees:</u>			
Loan Origination Fee (1.0% or ask lender for quote)	B nr	B a nr	B a nr
Loan Discount (1.5% or ask lender for quote)	B nr	B a nr	B na nr
Appraisal Fee (\$350.00 - \$800.00)	B nr	B a nr	B a nr
Credit Report (\$50 - \$60.00 per person on new loan)	B nr	B a nr	B a nr
Processing Fee (\$250.00 - \$700.00)	B nr	B na nr	B na nr
Lender's Inspection Fee (\$75.00 - \$150.00)	B nr	B na nr	B na nr
Document Preparation Fee (\$250.00 - \$500.00)	B nr	B na nr	B na nr
Tax Service (\$75.00)	B nr	B na nr	B na nr
Underwriting Fee (\$350.00 - \$700.00)	B nr	B na nr	B na nr
Flood Certification (\$25.00 - \$75.00)	B nr	B na nr	B na nr
Wire Fee to Lender (\$25.00 - \$100.00)	B nr	B na nr	B na nr
Other: _____			
Other: _____			
<u>Prepaid interest</u>	B r	B a r	B a r
(Int rate x loan amt.) 12, div. 30 = per diem x # of days used)			
<u>Impounds:</u>			
Taxes (1.25% of sales price div. by 12 = monthly amt x 8 mos reserves)	B r	B a r	B a r
Fire Insurance (Annual Premium) by 12 = monthly amt x 2 mos reserves)	B r	B a r	B a r
Flood Insurance (Annual Premium) by 12 = monthly amt x 2 mos reserves)	B r	B a r	B a r
MIP (.5% of loan amount) by 12 mos. = monthly amt x 2 mos. reserves)	N/A	B a r	B a r
Mortgage Insurance Premium – upfront (1.5% of base loan amount)	N/A	B a r	N/A
VA Funding Fee (1% - 3% of new loan amount ask lender for quote)	N/A	N/A	B a nr
<u>Escrow Fees:</u>			
Base Escrow Fee (\$2.00/\$1,000 of sales price plus \$200.00)	B nr	B a nr	B na nr
Document Preparation Fee (\$75.00)	B nr	B na nr	B na nr
Demand Fee (\$50.00 each)	S nr	S nr	S nr
Loan Tie-in Fee (\$200.00)	B nr	B na nr	B na nr
Messenger Fee (\$65.00)	B nr	B na nr	B na nr
Audit Fee (\$25.00)	B/S nr	B/S na nr	B/S na nr
Other: _____			
<u>Title Fees:</u>			
Owners Policy (see title chart)	S nr	S na nr	S na nr
Lenders Title Policy (see title chart)	B nr	B a nr	B a nr
Sub-Escrow Fee (\$125.00)	½ ea. B/S nr	B na nr	B na nr
Recording Fees			
Grant Deed (\$25.00)	B nr	B a nr	B a nr
Deed of Trust (\$85.00)	B nr	B a nr	B a nr
Wire Fee (\$35.00)	½ ea. B/S nr	½ B na nr	½ B na nr
Reconveyance Fee (\$45.00)	S nr	S nr	S nr
Lender endorsements to title policy (\$150.00 - \$200.00)	B nr	B nr	B na nr
Overnight payoff (\$20.00)	S nr	S na nr	S na nr
Documentary Transfer Tax (\$1.10/\$1,000 of S/P)	S nr	S na nr	S na nr
<u>Misc. Fees:</u>			
Hazard Disclosure Report (\$50.00 - \$120.00)	S nr	S na nr	S na nr
Termite Inspection/Completion	S nr	B a* nr	S na nr
Commission (6%)	S nr	S nr	S nr
Property Taxes (see tax roll)	Taxes are prorated per contract or agreement		
Home Warranty Plan (\$275.00 plus add'l features)	S or B nr	B a* nr	B na nr
HOA Transfer Fee	S nr	S na nr	S na nr
HOA Document Fee	S nr	S na nr	S na nr
Fire Insurance (\$800.00)	B r	B a r	B a r
Flood Insurance (\$450.00) ordered only if lender required	B r	B a r	B a r
Transaction Coordinator Fee (\$250.00 - \$350.00)	S/B nr	B na nr	B na nr
Notary Fee (\$10.00 per signature)	B nr	B a nr	B a nr
<u>Payoff of Existing Loan:</u>			
Principal	S	S	S
Interest (___ days x \$per diem)	S	S	S
Statement/Forwarding Fee (\$60.00)	S	S	S
Lender Recording Fee (\$25.00)	S	S	S
Prepayment penalty, if any	S	S	S