



## VA COST BREAKDOWN WORKSHEET

### Buyers Non-Allowable Charges to be paid by the Seller

Base Escrow Fee (\$2.00/\$1,000 of Sales Price + \$200.00)	\$	
Loan Tie-In Fee (\$200.00)	\$	
Sub Escrow Fee to Title Company (\$65.00)	\$	
Lender Processing Fee (\$250.00 - \$700.00)	\$	
Lender Document Preparation Fee (\$250.00 - \$500.00)	\$	
Loan Discount Points (1.5% of Loan Amount or Lender Quote)	\$	
Tax Service Contract (\$75.00)	\$	
Underwriting Fee (\$350.00 - \$700.00)	\$	
Administration Fee (\$200.00 - \$400.00)	\$	
Endorsement Fees to Title (\$150.00 - \$200.00)	\$	
Inspection Fee (\$65.00 - \$150.00)	\$	
Flood Certification (\$25.00 - \$75.00)	\$	
Wire Fee (\$30.00)	\$	
Warehouse Fee (\$400.00)	\$	
Messenger / Courier Fees (\$65.00)	\$	
Notary Fee (\$10.00 / signature)	\$	
<b>Total VA Non-Allowable Fees</b>	<b>\$</b>	

Note: This estimate has been prepared to assist the Sellers in computing their costs. Whenever possible, we have use the maximum charges that can be expected. Please understand that Lender, Title Company, and Escrow charges vary from company to company; therefore, these figures **cannot** be guaranteed by preparer. Seller is advised to seek the advise of a tax accountant or CPA. The Seller's Net Proceeds will adjust based on any differences in unpaid loan balances, impound account adjustments, if any, and any expenses or unanticipated required repairs or corrective work. Sellers are to continue to make all customary payments throughout the escrow period.

I/We have read the above and acknowledge receipt of a copy of this form.

Seller \_\_\_\_\_ Date \_\_\_\_\_

Seller \_\_\_\_\_ Date \_\_\_\_\_