

**NB****NATHALIE BOSS**
REAL ESTATE

CUSTOMARY CLOSING COSTS

WHO PAYS WHAT?

Buyer Usually Pays For

- One half of the Escrow fee.
(per the terms of the contract).
- Lender's ALTA Extended Title Insurance Premium.
- Document preparation (if applicable).
- Pro-rated portion of property taxes and/or homeowners dues.
- Recording charges for all documents in buyers name
(Deed of trust, statutory warranty deed).
- Homeowners/hazard insurance premium for first year.
- Home warranty if paid by buyer.
(per the terms of the contract).
- Inspection fees: roofing, property inspection, geological, sewer scope, etc.
- All new loan charges except those required by lender for seller to pay as determined by loan type: FHA, VA,

Seller Usually Pays For

- One half of the Escrow fee.
(per the terms of the contract).
- Work orders if required by lender of agreed between parties.
- Owner's Title Insurance Premium.
(per the terms of the contract).
- Real Estate Commission for both agents.
(per the terms of the contract).
- Encumbrances showing on Title such as Deed of Trust, Judgments, Tax Liens, Assessments.
- Any unpaid homeowner's dues/real estate taxes.
- Home warranty if paid by seller.
(per the terms of the contract).
- Any bonds or assessments.
- Any loan fees required by buyer's lender determined by type of loan: FHA, VA etc. (per the terms of the contract).
- Excise tax determined by county and based on sale price (Most of King & Pierce county is 1.78% for sales between \$500K and \$1,500K).