

CLOSING COSTS: WHO PAYS WHAT?

Get To Know Who Customarily Pays What Costs:	CASH	FHA	VA	CONV.
Down Payment	Buyer	Buyer	Buyer	Buyer
Termite (Wood Infestation) Inspection (negotiable except on VA)			Seller	
Property Inspection (if requested by buyer)	Buyer	Buyer	Buyer	Buyer
Property Repairs, if any (negotiable)	Seller	Seller	Seller	Seller
New Loan Origination Fee (negotiable)		Buyer	Buyer	Buyer
Discount Points (negotiable)		Buyer	Buyer	Buyer
Credit Report		Buyer	Buyer	Buyer
Appraisal or Extension Fee (negotiable)		Buyer	Buyer	Buyer
Existing Loan Payoff	Seller	Seller	Seller	Seller
Existing Loan Prepayment Penalty (if any)	Seller	Seller	Seller	Seller
Next Month's PITI Payment		Buyer	Buyer	Buyer
Prepaid Interest (approx. 30 days)		Buyer	Buyer	Buyer
FHA MIP, VA Funding Fee, PMI Premium		Buyer	Buyer	Buyer
Assessments Payoff or Proration (sewer, paving, etc.)	Seller			
Taxes	Prorate	Prorate	Prorate	Prorate
Tax Impounds		Buyer	Buyer	Buyer
Tax Service Contract		Seller	Seller	Buyer
Fire/Hazard Insurance	Buyer	Buyer	Buyer	Buyer
Flood Insurance		Buyer	Buyer	Buyer
Homeowners Association (HOA) Transfer Fee	Buyer or Seller	Buyer or Seller	Buyer or Seller	Buyer or Seller
HOA/Disclosure Fee	Seller	Seller	Seller	Seller
Current HOA Payment	Prorate	Prorate	Prorate	Prorate
Next Month's HOA Payment	Buyer	Buyer	Buyer	Buyer
Home Warranty Premium (negotiable)	Buyer or Seller	Buyer or Seller	Buyer or Seller	Buyer or Seller
Realtors® Commissions	Seller	Seller	Seller	Seller
Homeowners Title Policy	Seller	Seller	Seller	Seller
Lenders Title Policy and Endorsements		Buyer	Buyer	Buyer
Escrow Fee (NOTE: charge seller on VA loan)	Split	Split	Seller	Split
Recording Fees (flat rate)	Split	Split	Split	Split
Reconveyance/Satisfaction Fee	Seller	Seller	Seller	Split

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