

# CLOSING COSTS: *WHO PAYS WHAT*

THIS CHART INDICATES WHO CUSTOMARILY PAYS WHAT COSTS

		CASH	FHA	VA	CONV
1.	<b>Downpayment</b>	BUYER	BUYER	BUYER	BUYER
2.	<b>Termite (Wood Infestation) Inspection</b> <i>(negotiable except on VA)</i>			SELLER	
3.	<b>Property Inspection</b> <i>(if requested by Buyer)</i>	BUYER	BUYER	BUYER	BUYER
4.	<b>Property Repairs, if any</b> <i>(negotiable)</i>	SELLER	SELLER	SELLER	SELLER
5.	<b>New Loan Origination Fee</b> <i>(negotiable)</i>		BUYER	BUYER	BUYER
6.	<b>Discount Points</b> <i>(negotiable)</i>		BUYER	SELLER	BUYER
7.	<b>Document Preparation Fee</b> <i>(Charge Seller on FHA/VA)</i>		SELLER	SELLER	BUYER
8.	<b>Credit Report</b>		BUYER	BUYER	BUYER
9.	<b>Appraisal or Extension Fee</b> <i>(negotiable)</i>		BUYER	BUYER	BUYER
10.	<b>Interest Proration on Seller's Existing Loan</b>				
11.	<b>Existing Loan Payoff</b>	SELLER	SELLER	SELLER	SELLER
12.	<b>Existing Loan Payoff Demand</b>	SELLER	SELLER	SELLER	SELLER
13.	<b>Loan Prepayment Penalty</b> <i>(if any)</i>	SELLER	SELLER	SELLER	SELLER
14.	<b>Next Month's PITI Payment</b>		BUYER	BUYER	BUYER
15.	<b>Prepaid Interest</b> <i>(approx. 30 days)</i>		BUYER	BUYER	BUYER
16.	<b>Mortgage Transfer Fee</b>				
17.	<b>Reserve Account Balance</b> <i>(Credit Seller / Charge Buyer)</i>		PRORATE	PRORATE	PRORATE
18.	<b>FHA MIP, VA Funding Fee, PMI Premium</b>		BUYER	BUYER	BUYER
19.	<b>Assessments payoff or proration</b> <i>(sewer, paving, etc.)</i>	SELLER			
20.	<b>Taxes</b>	PRORATE	PRORATE	PRORATE	PRORATE
21.	<b>Tax Impounds</b>		BUYER	BUYER	BUYER
22.	<b>Tax Service Contract</b>		SELLER	SELLER	BUYER
23.	<b>Fire/Hazard Insurance</b>	BUYER	BUYER	BUYER	BUYER
24.	<b>Flood Insurance</b>		BUYER	BUYER	BUYER
25.	<b>Homeowners Association (HOA) Transfer Fee</b>	SPLIT	SPLIT	SELLER	SPLIT
26.	<b>HOA/Disclosure Fee</b>	SELLER	SELLER	SELLER	SELLER
27.	<b>Current HOA Payment</b>	PRORATE	PRORATE	PRORATE	PRORATE
28.	<b>Next Month's HOA Payment</b>	BUYER	BUYER	BUYER	BUYER
29.	<b>Home Warranty Premium</b> <i>(negotiable)</i>				
30.	<b>Real Estate Professional's Commissions</b>	SELLER	SELLER	SELLER	SELLER
31.	<b>EAGLE Homeowners Title Policy</b>	SELLER	SELLER	SELLER	SELLER
32.	<b>Loan Title Policy and Endorsements</b>		BUYER	BUYER	BUYER
33.	<b>Account Servicing Set-up Fee</b> <i>(negotiable)</i>				
34.	<b>Escrow Fee</b> <i>(NOTE: Charge Seller on VA Loan)</i>	SPLIT	SPLIT	SELLER	SPLIT
35.	<b>Title Insurance</b>	SELLER	SELLER	SELLER	SELLER
36.	<b>Recording Fees</b> <i>(Flat Rate)</i>	SPLIT	SPLIT	SPLIT	SPLIT
37.	<b>Reconveyance/Satisfaction Fee</b>	SELLER	SELLER	SELLER	SELLER
38.	<b>Courier/Express Mail Fees</b>	SPLIT	SPLIT	SELLER	SPLIT
39.	<b>Wire Fees</b>	SPLIT	SPLIT	SELLER	SPLIT
40.	<b>Email Loan Documents</b>		BUYER	SELLER	BUYER

**Note:** Prorated items will appear on Closing Statement as charges for one and credits for the other.



## ASHLEY OLSON

**BUSINESS DEVELOPMENT**

6951 Virginia Parkway, Suite 200

McKinney, TX 75071

OFFICE 972.569.9940 | MOBILE 214.901.4033

asolson@firstam.com

www.hexter-fair.com



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**First American Title™**

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