

# WHO PAYS WHAT?

A CLOSER LOOK  
AT CLOSING  
COSTS

## THE BUYER

Can generally be expected to pay for:

- "Lenders" title insurance policy premium
- Escrow fee for the buyer's portion
- Document preparation (if applicable)
- Notary fees
- Recording charges for all documents in buyer's name
- Tax proration (from date of acquisition)
- All new loan charges
- Interest on new loan from date of funding to 30 days prior to first payment date
- Inspection fees-roofing, property inspection, geological, etc, (as defined by contract)
- Home warranty (if defined by contract)
- Fire insurance premium for the first year
- Messenger fees (incurred on buyer's behalf)

**Please note:** All of the Sellers and Buyers Closing Costs listed are negotiable and are defined by the contract between the two parties.

# Elite Escrow

S e r v i c e s o f S a n D i e g o

[www.EliteEscrowServices.com](http://www.EliteEscrowServices.com)

## THE SELLER

Can generally be expected to pay for:

- Escrow Fee for the seller's portion
- "Owners" title insurance policy premium
- Real estate commission
- Document preparation fee for deed
- Documentary transfer tax (Typically \$1.10 per\$1,000.00 of sales price)
- City transfer or conveyance tax (defined by contract)
- Any loan fees required by buyer's lender (FHA, VA)
- Pay off all loans in seller's name
- Interest accrued to lender being paid off, statement fees, reconveyance fees, and prepayment penalties
- Home warranty (if defined by contract)
- Any judgements, tax liens, etc., against the seller
- Tax proration (for any taxes unpaid at the time of transfer of title)
- Any unpaid homeowner's dues
- Recording charges to clear all documents of record against seller
- Any and all delinquent taxes
- Notary fees
- Homeowners transfer fee (as defined by contract)
- Messenger fees (if incurred on seller's behalf)
- Any other negotiated items per the contract