



# ESTIMATE OF CLOSING COSTS

Property \_\_\_\_\_

Seller \_\_\_\_\_

Buyer \_\_\_\_\_

TYPE OF LOAN	_____
SALES PRICE	\$ _____
DOWN PAYMENT (-)	\$ _____
LOAN AMOUNT (=)	\$ _____
VA FUNDING FEE (VARIABLE) (+)	\$ _____
FHA MIP (2.250%) (+)	\$ _____
CONVENTIONAL PMI (if financed) (+)	\$ _____
MORTGAGE AMOUNT (=)	\$ _____

DOWN PAYMENT	\$ _____
CLOSING COSTS (+)	\$ _____
PREPAID ITEMS (+)	\$ _____
INTERIM INTEREST 30 DAYS (+)	\$ _____
<small>(Mortgage amount x interest rate / 365 = daily interest. Buyer pays daily interest * number of days from closing through end of month.)</small>	
TOTAL (=)	\$ _____
Less EARNEST MONEY DEPOSIT (-)	\$ _____
Less APPRAISAL & Credit (POC) (-)	\$ _____
ESTIMATE DUE AT CLOSING (=)	\$ _____

Closing Costs	V A	F H A	CONVENTIONAL	EQUITY
Loan Origination Fee				XXXXXXXXXXXXXXXXXXXX
Survey / Plat / Elevation				XXXXXXXXXXXXXXXXXXXX
Attorney Fee or Escrow Company				
Title Insurance				XXXXXXXXXXXXXXXXXXXX
Owner's Title Insurance				
Appraisal Fee				XXXXXXXXXXXXXXXXXXXX
Credit Report				
Recording Fees				
Discount Points				XXXXXXXXXXXXXXXXXXXX
Mortgage Assumption & / or Transfer Fee – Equity Only				
Home Warranty (if paid by buyer)				
Tax Service Fee	XXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXX		XXXXXXXXXXXXXXXXXXXX
Underwriter Fee	XXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXX		
Inspection				
CL 100 Report	XXXXXXXXXXXXXXXXXXXX			
Miscellaneous / Courier Fees				
Homeowner's Association Fee				
<b>TOTAL CLOSING COSTS</b>				
<b>Prepaid Items</b> (Buyer must pay on Conventional)				
Private Mortgage Insurance	XXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXX		XXXXXXXXXXXXXXXXXXXX
Monthly Insurance	XXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXX		XXXXXXXXXXXXXXXXXXXX
Monthly Only MI 95%				
Homeowner's Insurance				
Earthquake Insurance Rider				
Flood Insurance				
Insurance Escrow				XXXXXXXXXXXXXXXXXXXX
Tax Escrow				XXXXXXXXXXXXXXXXXXXX
<b>TOTAL PREPAID ITEMS</b>				
<b>Seller's Closing Costs</b>				
Closing Costs or prepaid items not paid by buyer (if any)				
Payoff of existing 1 <sup>st</sup> mortgage (mtg. balance)				XXXXXXXXXXXXXXXXXXXX
Payoff of other mortgages (mtg. balance)				
Accrued Interest (30 days)				
Discount points (if paid by seller)				XXXXXXXXXXXXXXXXXXXX
Brokerage Fee				
***Prorated taxes				XXXXXXXXXXXXXXXXXXXX
Recording Fees (Deed Stamps)				
Deed Preparation				
CL 100				
Home warranty (if paid by seller)				
Assessments / Repairs				
Miscellaneous				
TRETS (Tax Service)				
Inspection				
Underwriter's Fee / Courier				
Recording of Satisfaction				
Homeowner's Association Fee				
<b>TOTAL SELLER CLOSING COSTS</b>				

\*Any escrow account for taxes & insurance will be credited against mortgage payoff at closing or refunded by mail from Lender within 30 days of closing.

NEW FINANCING		EQUITY	
Sales Price	\$ _____	Equity	\$ _____
Total Seller Closing Costs (-)	\$ _____	Total Seller Closing Costs (-)	\$ _____
Net Proceeds to Seller (=)	\$ _____	Net Proceeds to Seller (=)	\$ _____
Non-Resident Tax Withholding	\$ _____	Non-Resident Tax Withholding	\$ _____

The figures above are an **ESTIMATE ONLY** & do not represent a guarantee of the Seller's net proceeds or Buyer's closing expenses.

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

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Sales Associate \_\_\_\_\_ Date \_\_\_\_\_