

# Closing Costs: Who Pays for What on a Residential Purchase?



	CASH	FHA	VA	CONV
Down Payment	BUYER	BUYER	BUYER	BUYER
Termite Inspection	BUYER	BUYER	SELLER	BUYER
Property Inspection	BUYER	BUYER	BUYER	BUYER
Property Repairs ( <i>negotiable</i> )	SELLER	SELLER	SELLER	SELLER
New Loan Origination Fee ( <i>negotiable</i> )		BUYER	BUYER	BUYER
Doc Prep Fee - Loan Package		BUYER	BUYER	BUYER
Doc Prep Fee - Warranty Deed	SELLER	SELLER	SELLER	SELLER
Credit Report		BUYER	BUYER	BUYER
Appraisal or Extension Fee ( <i>negotiable</i> )		BUYER	BUYER	BUYER
Existing Loan Payoff	SELLER	SELLER	SELLER	SELLER
Existing Loan Payoff Demand	SELLER	SELLER	SELLER	SELLER
Prepaid Interest ( <i>approx. 30 days</i> )		BUYER	BUYER	BUYER
FHA, MIP, VA Funding Fee, PMI Premium		BUYER	BUYER	BUYER
Taxes	PRORATE	PRORATE	PRORATE	PRORATE
Tax Impounds		BUYER	BUYER	BUYER
Tax Service Contract		BUYER	SELLER	BUYER
Fire/Hazard Insurance	BUYER	BUYER	BUYER	BUYER
Flood Insurance		BUYER	BUYER	BUYER
HOA Transfer Fee ( <i>negotiable</i> )	BUYER	BUYER	BUYER	BUYER
HOA Statement of Accounts	SELLER	SELLER	SELLER	SELLER
Delinquent HOA Assessments	SELLER	SELLER	SELLER	SELLER
Delinquent Property Taxes	SELLER	SELLER	SELLER	SELLER
Home Warranty Premium ( <i>negotiable</i> )	SELLER	SELLER	SELLER	SELLER
Realtors' Commissions	SELLER	SELLER	SELLER	SELLER
Owner's Title Policy ( <i>negotiable</i> )	SELLER	SELLER	SELLER	SELLER
Lender's Title Policy & Endorsements		BUYER	BUYER	BUYER
Escrow Fee ( <i>*Charge Seller on VA Loan</i> )	SPLIT	SPLIT	SELLER	SPLIT
Recording Fee (Flat Rate)	SPLIT	SPLIT	SPLIT	SPLIT
Courier/Express mail Fee	SPLIT	SPLIT	SELLER	SPLIT

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