

# Who Pays for What on a Residential Purchase?



| FEE                                     | CASH    | FHA     | VA      | CONV    |
|---|---------|---------|---------|---------|
| Down Payment                            | Buyer   | Buyer   | Buyer   | Buyer   |
| Termite Inspection                      | Buyer   | Buyer   | Seller  | Buyer   |
| Property Inspection                     | Buyer   | Buyer   | Buyer   | Buyer   |
| Property Repairs (Negotiable)           | Seller  | Seller  | Seller  | Seller  |
| New Loan Origination Fee (Negotiable)   |         | 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 (Negotiable) |         | Buyer   | Buyer   | Buyer   |
| Existing Loan Payoff                    | Seller  | Seller  | Seller  | Seller  |
| Existing Loan Payoff Demand             | Seller  | Seller  | Seller  | Seller  |
| Prepaid Interest (Approx. 30 Days)      |         | 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 (Negotiable)           | 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 (Negotiable)      | Seller  | Seller  | Seller  | Seller  |
| Realtors' Commissions                   | Seller  | Seller  | Seller  | Seller  |
| Owner's Title Policy (Negotiable)       | Seller  | Seller  | Seller  | Seller  |
| Lender's Title Policy & Endorsements    |         | Buyer   | Buyer   | Buyer   |
| Escrow Fee                              | Split   | Split   | Seller  | Split   |
| Recording Fee                           | 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.