



ITEMS THE **SELLER** CAN GENERALLY BE EXPECTED TO PAY FOR:

- Real Estate commission
Escrow fees
- County documentary transfer tax (55 cents per \$500 of consideration, exclusive of the value of any lien or encumbrances attaching to the property at time of sale)
- Applicable city transfer/conveyance tax according to contract)
- Document preparation fee for deed
- Any loan fees required by buyer's lender
- Payoff of all loans in seller's name (or existing loan balance if being assumed by buyer)
- Interest accrued to lender being paid off. Statement fees, reconveyance fees and any prepayment penalties
- Termite inspection (according to contract)
- Termite work (according to contract)
- Home warranty (according to contract)
- Any judgments, tax liens, etc., against the seller
- Tax proration (for any taxes unpaid at time of transfer of title)
- Any unpaid homeowner's dues
- Recording charges to clear all documents of record against seller
- Any bonds or assessments (according to contract)
- Any and all delinquent taxes
- Notary fees – escrow fee
- Title insurance premium: Owner's policy

ITEMS THE **BUYER** CAN GENERALLY BE EXPECTED TO PAY FOR:

- Escrow fees
- Property appraisal
- Document preparation (if applicable)
- Notary fees
- Recording charges for all documents in buyer's name
- Termite inspection (according to contract)
- Tax proration (from date of acquisition)
- Homeowner's transfer fee
- All new loan charges (except those required by lender for seller to pay)
- Interest on new loan from date of funding to 30 days prior to first payment date
- Assumption/Change of Records fees for take-over of existing loan
- Beneficiary Statement fee for assumption of existing loan
- Inspection fees (roofing, property inspection, geological, etc.)
- Home Warranty (according to contract)
- Lender's title policy
- Fire insurance premium for first year

NOTE: Although this is the traditional distribution of expenses associated with a sale, many items may be negotiated between the parties at the time of the offer, notwithstanding certain expenses required by the lender to be paid by seller.