



Closing Costs at a Glance

BUYER'S COSTS	SELLER'S COSTS
Mortgagee's title policy and endorsements	Owner's title policy
Deletion of standard exceptions (per contract)	Deletion of standard exceptions (per contract)
Recordation of warranty deed	1st Mortgage payoff
Recordation of trust deed	2nd Mortgage payoff
State document fee	Outstanding property taxes due
Tax Certificate	Credit buyer for property taxes paid in arrears (January 1 to date of closing)
Real estate closing fee (per contract)	Real estate closing fee (per contract)
Loan closing fee	Water, sewer, and storm drainage utilities (commonly escrowed, based on closing date)
First year homeowner's insurance premium	Commissions to real estate brokers
2 - 3 months hazard insurance reserve	Brokerage firm administrative fees
Property tax reserve (1 - 12 months dependent on closing date and lender requirement)	Processing and recordation of release of liens (ie trust deed or others as applicable)
Interest on new loan (number of days collected depends on closing date)	Shipping & Handling or Overnight fees for payoff/s or other packages as applicable
Loan fees as required by lender (i.e. Discount, Origination, Appraisal, Inspection, Tax service or flood service, Credit report, Underwriting, Document prep, or other fees)	Closing cost allowance or Down-payment Assistance (per contract)
Survey (per contract or underwriting requirement)	Survey (per contract or underwriting requirement)
Mortgage Insurance Premium (MIP)	CIC documents (per contract)
Electronic receipt or delivery of documents	HOA status letter fee/s (per contract)
HOA status letter fee/s (per contract)	HOA transfer fee/s (per contract)
HOA transfer fee/s (per contract)	HOA special assessments (per contract)
Brokerage firm administrative fees	

Guardian Title Agency, LLC has produced this reference guide to help estimate closing costs that may apply to your transaction. Every transaction varies and final costs will be based on your contract, property and loan. Contact your closing agent with any questions on your specific transaction.