

CONVENTIONAL MORTGAGES

SELLER EXPENSES

1. Doc stamps on deed \$.70 per \$100 based on the sales price
2. Real Estate Broker Administrative Fee (if applicable)
3. Real estate commission-per contract
4. Payoff existing mortgage(s)
5. Process Satisfaction of Mortgage (\$25 for each existing mortgage)
6. Taxes prorated to date of closing
7. Courier fee(s) if applicable
8. Home warranty (if applicable)
9. Estoppel Fee (HOA/CONDO)
10. Owner's title insurance policy and closing fees**

BUYER EXPENSES

1. Doc stamps on mortgage \$.35 per \$100 based on mortgage amount
2. Intangible tax on mortgage: \$.002 x mortgage amount
3. Simultaneous issue mortgage title insurance policy (\$25)
4. Recording fees for deed (approx. \$10) and mortgage (approx. \$150)
5. Endorsements to lender's policy (as applicable)
6. Homeowner's Assoc. dues and transfer fee (if applicable)
7. Condominium approval fee and dues (if applicable)
8. Survey of subject property (\$250-\$350)
9. Termite inspection (approx. \$35-\$75)
10. First year homeowner's insurance and Flood (if required) premiums
11. Escrow account for lender to pay property taxes and hazard (homeowner's) insurance (taxes: 4-10 months of yearly gross amt/insurance: 2-3 months) and PMI (mortgage insurance) (if applicable)*
12. Prepaid interest (day of closing to end current month)*
13. Loan origination fee and points*
14. First year PMI (if applicable-over 80% Loan to Value)*
15. Appraisal fee (approx. \$300-\$350)*
16. Credit Report (approx. \$50)*
17. Tax service fee (approx. \$55-\$100)*
18. Underwriting fee (approx. \$100-\$250)
19. Document preparation fee (approx. \$100-\$250)*
20. Assignment of Mortgage (if applicable-approx. \$15-\$25)*
21. Courier fee (approx. \$30-\$90)*
22. Flood certification fee (approx. \$20-\$50)*
23. Home Inspection fees
24. Real Estate Broker Administration Fee (if applicable)
25. Owner's title insurance policy and closing fees**

*NOTE: Regarding all types of transactions, charges shown are estimates only. Actual charges may vary depending on lender and contract requirements. Please refer to your contract and verify costs with your lender.

VA & FHA MORTGAGES

SELLERS EXPENSES

1. Doc stamps on deed \$.70 per \$100 based on sales price
2. Real estate commission-per contract
3. Payoff existing mortgage(s)
4. Process Satisfaction of Mortgage (\$25 for each existing mortgage)
5. Taxes prorated to date of closing
6. Courier fee(s) if applicable
7. Home warranty (if applicable)
8. Estoppel Fee (HOA/CONDO)
9. Loan discount points (negotiable)*
10. Final inspections required by FHA/VA or contract*
11. Tax service fee (approx. \$55-\$100)*
12. Underwriting fee (approx. \$100-\$250)*
13. Document preparation fee (approx. \$100-\$250)*
14. Processing fee (approx. \$175-\$225)*
15. Assignment of mortgage (if applicable-approx. \$10-\$15)*
16. Termite inspection (approx.\$55) VA Only
17. Owner's title insurance policy and closing fees**

BUYER EXPENSES

1. Doc stamps on mortgage \$.35 per \$100 based on mortgage amount
2. Intangible tax on mortgage \$.002 x mortgage amount
3. Simultaneous issue mortgage title insurance policy (\$25)
4. Recording fees for deed (approx. \$10) and mortgage (approx. \$150)
5. Endorsements to lender's policy (as applicable)
6. Homeowner's Assoc. dues and transfer fee (if applicable)
7. Condominium approval fee and dues (if applicable)
8. Survey of subject property (\$250-\$350)
9. Termite inspection (approx. \$35-\$75)
10. First year homeowner's insurance and Flood (if required) premiums
11. Escrow account for lender to pay property taxes and hazard (homeowner's) insurance (taxes: 4-10 months of yearly gross amt/insurance: 2-3 months) and PMI (mortgage insurance) (if applicable)*
12. Prepaid interest (day of closing to end current month)*
13. FHA upfront MIP-FHA Only*
14. VA Funding fee-VA Only*
15. Appraisal fee (approx. \$300-\$350)*
16. Credit Report (approx. \$50)*
17. Tax service fee (approx. \$55-\$100)*
18. Underwriting fee (approx. \$100-\$250)*
19. Document preparation fee (approx. \$100-\$250)*
20. Assignment of Mortgage (if applicable-approx. \$15-\$25)*
21. Courier fee (approx. \$30-\$90)*
22. Flood certification fee (\$20-\$50)*
23. Owner's title insurance policy and closing fees**

*NOTE: If buyer obtains a VA or FHA Mortgage, Dept. of HUD and VA require the seller to pay certain costs. Please refer to your "Good Faith Estimate" from your lender.

CASH TRANSACTIONS

SELLERS EXPENSES

1. Doc stamps on deed \$.70 per \$100 based on the sales price
2. Real Estate commission-per contract
3. Real Estate Broker Administrative Fee (if applicable)
4. Payoff existing mortgage(s)
5. Process Satisfaction of Mortgage (\$25 for each existing mortgage)
6. Taxes prorated to date of closing
7. Courier fee(s) if applicable
8. Home warranty (if applicable)
9. Estoppel Fee (HOA/CONDO)
10. Owner's title insurance policy and closing fees**

BUYER EXPENSES

1. Recording fees for deed (approx. \$10)
2. Homeowner's Assoc. dues and transfer fee (if applicable)
3. Condominium approval fee and dues (if applicable)
4. Survey of subject property (\$250-\$350)
5. Termite inspection (approx. \$35-\$75)
6. First year homeowner's insurance and Flood (if required) premiums
7. Real Estate Broker Administrative Fee (if applicable)
8. Owner's title insurance policy and closing fees**

* NOTE: Please check with lender for those costs and any other charge lender may require. A lender is required to prepare a "Good Faith Estimate" for any costs incurred in connection with a new mortgage.

** Owner's Title Insurance Policy: The party that pays for the owner's title insurance, search, exam and closing fees is based on the county in which the property is located or contractual agreement between the parties. The State of Florida mandates title insurance cost. Check with your Realtor or Lender or call the law offices of Steven W. Ledbetter, Attorney at Law, for details or for a title insurance quote.

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