

# CLOSING COSTS: WHO PAYS WHAT

THIS CHART INDICATES WHO CUSTOMARILY PAYS WHAT COSTS



First American  
Title Insurance Company

	CASH	FHA	VA	CONV
1. <b>Downpayment</b>	BUYER	BUYER	BUYER	BUYER
2. <b>Property Inspection</b> (if requested by Buyer)	BUYER	BUYER	BUYER	BUYER
3. <b>Property Repairs, if any</b> (negotiable)	SELLER	SELLER	SELLER	SELLER
4. <b>New Loan Origination Fee</b> (negotiable)		BUYER	BUYER	BUYER
5. <b>Discount Points</b> (negotiable)		BUYER	SELLER	BUYER
6. <b>Document Preparation Fee</b> (Charge Seller on FHA/VA)		BUYER	SELLER	BUYER
7. <b>Credit Report</b>		BUYER	BUYER	BUYER
8. <b>Appraisal or Extension Fee</b> (negotiable)		BUYER	BUYER	BUYER
9. <b>Interest Proration on Seller's Existing Loan</b>	SELLER	SELLER	SELLER	SELLER
10. <b>Existing Loan Payoff</b>	SELLER	SELLER	SELLER	SELLER
11. <b>Existing Loan Payoff Demand</b>	SELLER	SELLER	SELLER	SELLER
12. <b>Loan Prepayment Penalty</b> (if any)	SELLER	SELLER	SELLER	SELLER
13. <b>Next Month's PITI Payment</b>		BUYER	BUYER	BUYER
14. <b>Prepaid Interest</b> (approx. 30 days)		BUYER	BUYER	BUYER
15. <b>Mortgage Transfer Fee</b>	SELLER	SELLER	SELLER	SELLER
16. <b>FHA MIP, VA Funding Fee, PMI Premium</b>		BUYER	BUYER	BUYER
17. <b>Assessments payoff or proration</b> (sewer, paving, etc.)	SELLER	SELLER	SELLER	SELLER
18. <b>Taxes</b>	PRORATE	PRORATE	PRORATE	PRORATE
19. <b>Tax Impounds</b>		BUYER	BUYER	BUYER
20. <b>Fire/Hazard Insurance</b>	BUYER	BUYER	BUYER	BUYER
21. <b>Flood Insurance</b>		BUYER	BUYER	BUYER
22. <b>HOA/Disclosure Fee</b>	SELLER	BUYER	SELLER	BUYER
23. <b>Current HOA Payment</b>	PRORATE	PRORATE	PRORATE	PRORATE
24. <b>Next Month's HOA Payment</b>	BUYER	BUYER	BUYER	BUYER
25. <b>Home Warranty Premium</b> (per contract)				
26. <b>Realtors' Commissions</b>	SELLER	SELLER	SELLER	SELLER
27. <b>Lenders Title Policy and Endorsements</b>		BUYER	BUYER	BUYER
28. <b>Closing/Settlement Fee</b>	SPLIT	BUYER	SELLER	SPLIT
29. <b>Recording Fees</b> (Flat Rate)	SPLIT	SPLIT	SPLIT	SPLIT
30. <b>Reconveyance/Satisfaction Fee</b>	SELLER	SELLER	SELLER	SELLER
31. <b>Courier/Express Mail Fees</b>	SPLIT	SPLIT	SELLER	SPLIT
32. <b>Wire Fees</b>	SPLIT	SPLIT	SELLER	SPLIT
33. <b>Email Loan Documents</b>		BUYER	SELLER	BUYER

Note: Prorated items will appear on Closing Statement as charges for one and credits for the other.  
All unpaid taxes that are due at closing are paid by seller through the closing.

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