

Buyer Closing Costs and Fees

Estimated Buyer's Closing Costs	
Prepared: October 29, 2008	
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<p><i>This closing cost calculation is provided for illustrative purposes only. It is only an estimate of what you might expect your closing costs to be, and its accuracy is not guaranteed. Your actual costs will vary depending on the rate, points, and fees charged by your lender; the costs of property insurance; and the fees charged by escrow, among other factors unique to your financial situation. You may obtain a good faith estimate from your lender.</i></p>	
Purchase Price	\$250,000.00
Closing Date:	1/1/2009
Loan Costs	
Down Payment (10.00 %)	\$25,000.00
Loan: \$225,000.00 / Interest:7.000% / Term:30 years) Estimated Monthly Payment (P&I): \$1,496.93	
Prorated Interest	\$1,294.52
Private Mortgage Insurance (LTV Ratio: 90.00%) (Conventional Loan)	\$146.25
Discount Points (0.000%)	\$0.00
Origination Fee (2.000%)	\$4,500.00
Total Loan Cost	\$30,940.77
Settlement Costs	
Escrow/Closing Fee (incl. tax)	\$545.00
Title Policy (incl. tax)	\$692.15
Total Settlement Cost	\$1,237.15
Other Costs	
Appraisal	\$400.00
Inspection	\$350.00
Credit Report	\$30.00
Documentation Fee	\$100.00
Recording	\$42.00

	Homeowner Association Dues	\$0.00
	Extra Title Coverage for Buyer	\$0.00
	Total Other Cost	\$922.00
Pre-Payments (reoccurring charges)		
	Prorated Property Tax	\$1,560.8
	Homeowner/Hazard Insurance	\$487.73
	Total Pre-Payments	\$2,047.81
	Less: Buyer's Cost Paid by Seller	-\$3,000.00
	ESTIMATED CLOSING COSTS	\$32,147.73