



Austin Title

BUYER/SELLER ESTIMATED CLOSING COSTS



BUYER'S ESTIMATED CHARGES

	Conv	VA	FHA	Cash
Appraisal	\$350+	\$350+	\$350+	Optional
Attorney's Fee	\$200+	\$200+	\$200+	
Credit Report	\$65+	\$65+	\$65+	
Discount Points	Negotiable		Negotiable	
Escrow Fee (If Applicable)	\$275	\$275*	\$275	\$200
Homeowner's Association Fee	Prorated	Prorated	Prorated	Prorated
Insurance	1 Year	1 Year	1 Year	1 Year
Lender Required Reserve	– 2 months insurance + 3/4 months tax –			
Lender Messenger Fee	\$50	\$50*	\$50	
Title Company Messenger	\$25	\$0	\$25	\$20
Mortgagee's Title Policy	\$100+ (Endorsements Requested by Lender)			
OTP Survey Amendment	5% of Owner's Policy Premium			
Origination Fee	Per Lender	Per Lender	Per Lender	
Recording Fee	-\$100	-\$100	-\$100	\$20
Survey	\$400+	\$400+	\$400+	Optional
Tax Service Fee	\$100+			
Termite Inspection	\$75+		\$75+	Optional
Underwriting Fee	\$350+		\$350+	
VA Funding Fee		Per Lender		
Processing Fee	\$300+		\$250+	
Wire Transfer Fee	\$25+		\$35+	
Flood Cert.	\$20+	\$20+	\$20+	
HOA (If Applicable)	Per HOA	Per HOA	Per HOA	Per HOA
Total Estimated Costs				

* A veteran may not pay attorney fees, escrow fees, pest inspection fee, courier fee, processing or underwriting fee or tax service fee if the veteran is paying a 1% origination fee.

** The Lender and Title Company may have additional fees if a Second Lien applies to the transaction.

These estimates are subject to change.
Please contact your lender for actual charges.

SELLER'S ESTIMATED CHARGES

	Conv	VA	FHA	Cash
Attorney's Fee	\$140+	\$300+	\$140+	Up to \$100
Commission	Per Contract			
Discount Points	Negotiable	All	Negotiable	
Escrow Fee	\$275	\$275	\$275	\$200
Interest				Prorated
Title Messenger Fee	-\$25	-\$25	-\$25	-\$25
Owner's Title Policy	Per Rate Schedule			
Recording Fee	-\$20	-\$20	-\$20	-\$20
Repairs	Per Contract			Actual
Taxes	Prorated	Prorated	Prorated	Prorated
Tax Certificates	\$42.31	\$42.31	\$42.31	\$42.31
Tax Service Fee		\$100+	\$100+	
Termite Inspection		\$75-		
Underwriting Fee		\$350+		
Admin. Fee		Per Lender		
Processing Fee		\$200+		
Wire Transfer Fee		\$35-		
HOA Resale Certificate	Per HOA	Per HOA	Per HOA	Per HOA

** A veteran may not pay attorney fees, escrow fees, pest inspection fee, processing or underwriting fee, courier fee, or tax service fee if the veteran is paying a 1% origination fee.*

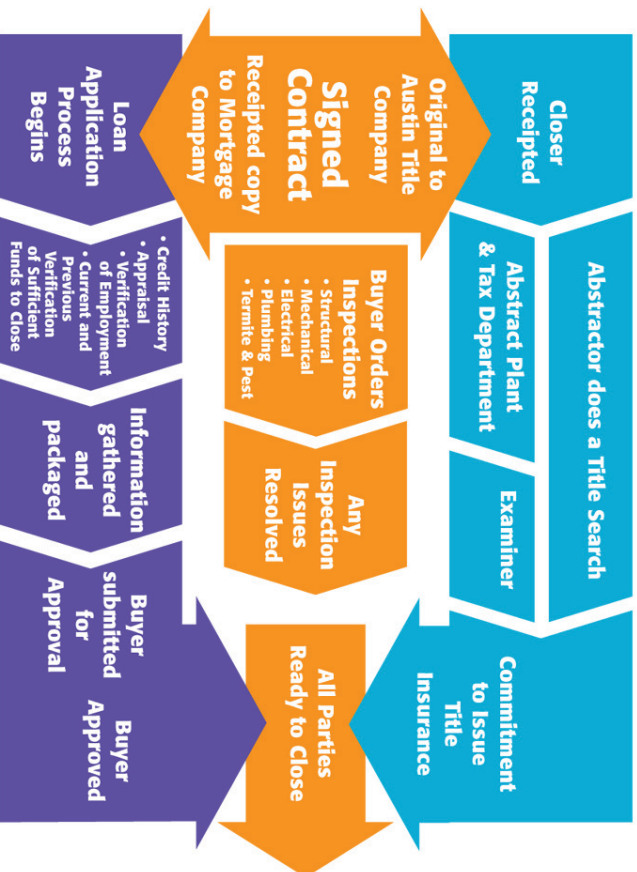
Due to fluctuations in cost associated with mortgage loans, these charges are subject to change. Information is available through your loan officer.

***Updated February 2010**

Understanding The Closing Process

Title Search Includes:

Search of History of property - Owners of Record,
 Liens and Encumbrances
 Clouds on title - Documents filed by legal description
 Search of Buyer and Seller - Liens, Law suits, Divorces, Probates,
 Documents filed by person's name, No property description



Loan Application Process Includes:

Verifications of Buyer's Income - Stability - Credit - Assets to close
 Confirmation of Property's Value (The Appraisal)

Required at Closing

- A cashier's check must be made payable to the title company at closing. This cashier's check must meet "good funds" requirements.
- Ask for keys, garage door opener controls and other security cards or access codes.
- The title company must have your mortgage company's closing instructions to prepare the settlement Statement (HUD) and cannot give you a figure prior to receiving the closing instructions. Your real estate agent may provide an estimate.
- Bring your driver's license or other picture identification to closing.

Austin Title Company (the closer) receives Closing Instructions from Lender

Preparation of Documents

Closing and Funding

After receiving Instructions from Lender

- *1. Survey
- *2. Papers Ordered including: Warranty Deed Note Deed of Trust Release of Lien
3. Pay Off figures from existing loan
4. Insurance Endorsement
5. Termite Report

* Some lenders order and send with Closing Instructions to the Title Co