

**ALPHABETICAL ESTIMATES OF CLOSING COSTS - (Rev 5-9-16)**

(MOST CLOSING COSTS ARE NEGOTIABLE)	SELLER					BUYER				
	VA	FHA	CONV	CTM	CASH	VA	FHA	CONV	CTM	CASH
Appraisal Fee (POC) \$425 & up						√	√	√	√	√
Association/Condo Fee Pro-rated at closing	√	√	√	√	√	√	√	√	√	√
Attorney/Settlement Fee Per Agreement - \$250 - \$450	√	√	√	√	√					
Brokerage Fee See Policy Manual/Broker	√	√	√	√	√	Ø				
Broker Only Commission (\$195 or \$250 - See Broker)	√	√	√	√	√	Ø				
Courier & Misc. \$60	√	√	√	√	√	Ø	√	√	√	√
Credit Report (POC) Up to \$75 per report						√	√	√	√	
Deed Stamps S/P x .007	√	√	√	√	√	Ø				
Document Preparation Up to \$300	√					Ø	√	√	√	
Estoppel Fees (General range - \$75 to \$350)	√	√	√	√	√					
FHA MIP (Up Front & Financed) Mtg x 1.75%							√			
FHA MIP (Monthly) Mtg x 1.35% ÷ 12							√			
Flood Certification \$30						√	√	√	√	
Elevation Certification If Flood Ins. Required \$200										
Hazard Insurance S/P x .007 ÷ 12						√	√	√	√	√
Home Inspection (POC) \$325+						√	√	√	√	√
Home Warranty (AHS Core) \$405 & up	?	?	?	?	?	?	?	?	?	?
Intangible Tax Mtg x .002						√	√	√		
Interest Accrued Mtg. x % ÷ 12 = 1 month	√	√	√	√						
Loan Origination Charge (WMC \$800) If applicable usually 1%						√	√	√		
Mortgage Discount Points (Varies 0% and up)		?	?	?			?	?	?	
Mortgage Transfer Fee Approx. 1%									√	
Note Stamps Mtg x .0035						√	√	√	√	
Other Repairs Negotiable per contract	√	√	√	√	√					
P & I Mtg x Int. Rate Factor						√	√	√		
PMI (95% LTV) CREDIT SCORE BASED (Call WMC) Mtg x .008 ÷ 12								√		
Pre-Paid Interest Mtg. x % ÷ 365 = Daily						√	√	√	√	
Recording Fee for Deed (Approx \$20.00) (Optional but suggested for Cash Buyer)										
Recording Fee for Mortgage (\$10.00 page 1, \$8.50 all others)						√	√	√	√	
Recording Fee for Satisfaction of Mortgage Approx. \$25	√	√	√	√	√					
Septic Inspection - if Septic Tank Up to \$375	√	√								
Survey FAR Contract \$300 & Up						√	√	√	√	√
Survey FAR/BAR Contract \$300 & Up						√	√	√	√	√
Survey NEFAR Contract \$300 & Up	√	√	√	√	√					
Tax Proration (Seller) Yearly Tax ÷ 12 x # months in home for the current year	√	√	√	√	√					
Tax Proration (Buyer) S/P x 92% - 25K x approx. Millage ÷ 365 x # Days to occupy in mo. of close						√	√	√	√	√
Tax Proration(Buyer) Only to estimate the monthly payment, S/P x 92% - 25K x Millage ÷ 12										
Title Insurance Endorsements Approx. \$175						√	√	√	√	
Title Exam & Search Approx. \$175	√	√	√	√	√					
Title Insurance (Owner's) .00575 x S/P	√	√	√	√	√					
Title Insurance (Mortgagee) .00575 x Mtg	√	√	√	√	√					
Title Insurance - Simultaneous usually \$150(Jax) to \$200 (Outside Jax)						√	√	√	√	
TRETS (Tax Service) Up to \$100	√	√				Ø	Ø	√	√	
Underwriting \$300 & Up	√					Ø	√	√	√	
VA Funding Fee (1st time (can be financed) S/P x .02150)						√				
VA Funding Fee (Second or Subsequent (can be financed S/P x .0330)						√				
WDO Repairs See Contract	√	√	√	√	√					
WDO Report Approx. \$125	√						√	√	√	√
Well Inspection - if for Potable Water \$100 - \$200	√	√								

√ = Who customarily pays: Ø = Charge prohibited for Buyers on VA and FHA Mortgages: ? = Optional

**POC** = Paid Outside of Closing (Credit Report, Appraisal, Home Inspections & possibly other inspections)

**PMI & MIP Premiums are ESTIMATES and are subject to Credit Scores. Consult with Watson Mortgage Corp.**

MIN down payment FHA 3.50% of Purchase price

**NOTE: PLEASE CONTACT YOUR WATSON MORTGAGE CONSULTANT TO DETERMINE OTHER POSSIBLE ADDITIONAL EXPENSES THE VETERAN CAN PAY IF AN ORIGINATION FEE IS NOT INVOLVED**