

# Estimated Buyer's Costs

**Loan Origination Fee**  
Generally a fixed percent of the loan amount. Varies lender to lender: 1%, 2%, sometimes greater.

**Appraisal Fee**  
Generally \$250 to \$350 charged in advance by lender.

**Credit Report**  
Generally \$50 to \$75 charged in advance by lender.

**Tax Prorations**  
If taxes are paid beyond recordation, a refund is due seller from buyer. If recordation occurs in January: 0 months, February: 1 month, March: 2 months, April: 3 months, May: 4 months, June: 5 months, July: 6 months, August: 7 months, September: 8 months, October 1-15: 9 months, October 16 through November: 3 months, December: 4 months.

**Tax Impounds**  
If taxes and insurance are impounded by lender, generally two months in advance. 2/12's of annual premium.

**Fire Insurance Premium**  
Generally \$2.50 to \$3.50 per thousand, one full year in advance.

**Fire Insurance Impounds**  
If taxes and insurance are impounded by lender, generally two months in advance. 2/12's of annual premium.

**Lender's Prepaid Interest**  
Generally, if the close of escrow occurs after the date set for mortgage payments, the prorated first month's payment is paid in advance through escrow. Lenders only collect payments in whole 30 day increments.

**Other Lender Fees**  
Many lenders charge substantial fees for document preparation and handling. Fees vary, to be determined by lender. Generally \$200 to \$300.

**Mortgage Insurance/1Year**  
FHA, VA and 95% conventional loans require mortgage insurance premiums be paid by the borrower one year in advance and monthly. Fees vary, to be determined by lender.

**Tax Service**  
The County Recorder provides a tax service to lenders, generally, notifying them of delinquent taxes on properties they have recorded interests. Approximately \$75.

**Title Insurance**  
A one-time premium charged at settlement for a lender's title policy which protects the lender against loss due to problems or defects in connection with title. Premiums can run \$2.50 per thousand for loan amounts up to \$150,000, \$1.75 to \$200,000, \$1.50 to \$250,000, \$1.40 to \$300,000, \$1.35 to \$350,000, \$1.30 per thousand thereafter.

**Escrow Fee**  
Generally \$250 plus \$1.50 per thousand of the sale price.

**Recording Fee**  
Document recordation. Approximately \$25 per document: Trust Deeds and Grand Deeds.

**Notary Fee**  
Notary fees can run \$25 per document: Trust Deeds, Notes, Grant Deeds.

**Home Warranty**  
Generally \$250 to \$500, paid by either Buyer or Seller per negotiations.

**Misc/Natural Hazard Insurance/Etc.**  
Generally \$250 to \$500 as a cushion against unexpected or required costs.

This estimate based upon the above proposed purchase price, type of financing, and projected closing date has been prepared to assist Buyer in computing costs. Lenders, escrow and title companies will vary in their charges; therefore, these figures cannot be guaranteed by the broker or broker's representatives. All estimates are from sources believed reliable but not guaranteed.

**PURCHASE PRICE** \$ \_\_\_\_\_  
**LOAN AMOUNT/Type** \_\_\_\_\_ \$ \_\_\_\_\_  
**ESTIMATED CLOSING DATE** \_\_\_\_\_

**Down Payment** \$ \_\_\_\_\_  
**Loan Origination Fee** \$ \_\_\_\_\_  
**Appraisal Fee** \$ \_\_\_\_\_  
**Credit Report** \$ \_\_\_\_\_  
**Tax Prorations** \$ \_\_\_\_\_  
**Tax Impounds** \$ \_\_\_\_\_  
**Fire Insurance Premium** \$ \_\_\_\_\_  
**Fire Insurance Impounds** \$ \_\_\_\_\_  
**Lender's Prepaid Interest** \$ \_\_\_\_\_  
**Other Lender Fees** \$ \_\_\_\_\_  
**Mortgage Insurance/1Year** \$ \_\_\_\_\_  
**Tax Service** \$ \_\_\_\_\_  
**Title Insurance Policy** \$ \_\_\_\_\_  
**Escrow Fee** \$ \_\_\_\_\_  
**Recording Fees** \$ \_\_\_\_\_  
**Notary Fees** \$ \_\_\_\_\_  
**Home Warranty** \$ \_\_\_\_\_  
**Misc/NH Insurance/Etc.** \$ \_\_\_\_\_

**TOTAL ESTIMATED COSTS** \$ \_\_\_\_\_  
**LESS SELLER'S ASSISTANCE** \$ \_\_\_\_\_  
**ADJUSTED COST** \$ \_\_\_\_\_

**P&I** \_\_\_\_ Yrs @ \_\_\_\_% Interest \$ \_\_\_\_\_  
**Est. Homeowner's Insurance** \$ \_\_\_\_\_  
**Estimated Mort. Insurance** \$ \_\_\_\_\_  
**Estimated HOA Fees** \$ \_\_\_\_\_  
**Estimated Taxes** \$ \_\_\_\_\_

**PROJECTED MONTHLY PAYMENT** \$ \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Real Estate Professionals  
Orange County**