

Who Pays for What Services?



Service Covered by Seller	Cash	Conv	VA	FHA	Service Covered by Buyer	Cash	Conv	VA	FHA
Pay Off Current Mortgages	x	x	x	x	Mortgage Origination Fee		x		x
Real Estate Commission	x	x	x	x	Mortgage Discount Points		x		x
Title Examination	x	x	x	x	Interim Mortgage Interest		x	x	x
Owners Fee (one half)	x	x	x	x	Appraisal		x	x	x
County Transfer Tax	x	x	x	x	Credit Report		x	x	x
Deed Preparation	x	x	x	x	Escrow Fee (one half)	x	x		x
Recording Cancelled Mortgage	x	x	x	x	Survey	x *	x	x	x
Hold Signature Fee	x	x	x	x	Termite Inspection	x *	x		x
Transfer Service Fee	x	x	x	x	Mortgage Document Prep		x		
Escrow Fee (one half)	x	x		x	Special Tax Search		x		
Escrow Fee Entire			x		Commitment to Insure	x	x	x	x
Termite Inspection			x	x	Assignment		x	x	x
Mortgage Document Preparation			x	x	Recording Deed and/or Mortgage	x	x	x	x
Tax Service Fee			x		Tax and/or Insurance Reserves		x	x	x
Tax Proration	x	x	x	x	PMI Reserves (one year)		x	x	x
Payoff of Special Assessments			x	x	Insurance Premium (one year)		x	x	x
Special Tax Search			x	x	Owners Fees (one half)	x	x	x	x
Commitment to Insure			x		ALTA Loan Policy Premium		x	x	x
Flood Certification			x		Title Endorsements		x	x	x
Real Estate Commissions	x	x	x	x					

* denotes services and costs that related to CASH purchases that are negotiated within the terms of the contract and agreed upon between the buyer and the seller.

More Questions?

For additional information, please contact your marketing representative or the main office at 216.270.5005.