



Who Pays What?

A Closer Look at Closing Costs

The **SELLER** can generally be expected to pay for:

- “Owner’s” title insurance policy premium
- Escrow fee
- Real estate commission
- Document preparation fee for deed
- Documentary transfer tax (typically \$1.10 per \$1,000.00 of sales price)
- City transfer or conveyance tax (defined by contract)
- Pay off all loans secured against the property
- Interest accrued to lender being paid off, statement fees, reconveyance fees and prepayment penalties
- Home warranty (if defined by contract)
- Any judgments, tax liens, etc., against the seller
- Tax proration (for any taxes unpaid at time of transfer of title)
- Any unpaid homeowner’s association dues
- Recording charges to clear all documents of record against seller
- Any and all delinquent taxes
- Notary fees
- Homeowner’s association documents as defined by Civil Code Section 4525
- Homeowner’s association transfer fee (as defined by contract)
- Messenger fees (if incurred on seller’s behalf)
- Any other negotiated items per the contract

The **BUYER** can generally be expected to pay for:

- “Lender’s” title insurance policy premium
- Escrow fee
- Document preparation (if applicable)
- Notary fees
- Recording charges for all documents in buyer’s name
- Tax proration (from date of acquisition)
- All new loan charges (except those required by lender for seller to pay)
- Interest on new loan from date of funding to 30 days prior to first payment date
- Inspection fees—roofing, property inspection, geological, etc. (as defined by contract)
- Home warranty (if defined by contract)
- Fire insurance premium for the first year
- Messenger fees (incurred on buyer’s behalf)

Please Note: All of the Sellers and Buyers Closing Costs listed are negotiable and are defined by the contract between the two parties.

