

BUYERS ESTIMATED CLOSING EXPENSE SHEET

PROPERTY ADDRESS: _____

SALE PRICE: \$ _____

LESS EXPENSES:

1. Owners Title Policy	\$ _____
2. Simultaneous Issue	\$ _____
3. Commitment Fee	\$ _____
4. Escrow Fee	\$ _____
5. Lender Fees	\$ _____
6. EPL Endorsement	\$ _____
7. Survey Coverage	\$ _____
8. Recording Fees	\$ _____
9. Overnight, Wire an Electronic Delivery Fees	\$ _____
10. Inspection Fees	\$ _____
11. Termite Inspection	\$ _____
12. Home Warranty	\$ _____
13. Miscellaneous Bills at Closing	\$ _____

TOTAL OF ESTIMATED EXPENSES: \$ _____

EXPLANATION OF THE ABOVE ITEMIZED EXPENSES:

1. Base cost of \$30 plus \$3.1125 per \$1,000 of \$100,000 sale price.
\$3.6125 per \$1,000 of \$150,000 sale price.
*Call for quote over \$150,000 sale price. Debbie Petersheim 419-466-6724
2. Cost of Loan Policy when the Owner's and Loan Policies are purchased at the same time \$100.
3. Requirements needed to issue a Title Insurance Policy \$100.
4. Escrow charge is \$185 to seller and \$235 to buyer.
5. Fees charged by the Lender to acquire the mortgage loan.
6. Environmental Protection Lien \$75.
7. Coverage for Survey \$100. If survey is required by lender \$150 - \$250 based on property location.
8. Fee to record mortgage & deed (\$28 for 1st 2 pages, \$8 each page after Typically \$28 for 2 page deed and \$140 for 16 page mortgage)
9. \$20 to overnight original documents to lender, \$20 for incoming funds wired by lender and \$15 for documents emailed by lender.
10. Fees for home inspections.
11. \$80 - \$90 is the normal charge for termite inspections.
12. 13 - month Home Warranty - \$395.
13. Any bills to be paid at closing