

Secondary Market Financing

	Cash	Local Banks	VA	FHA	Conventional
Administrative Fee					250-350
Amortization Schedule				25	25
Appraisal Fee		150-250	200-375	200-375	200-375
Assumption Fee-Non-Qualifying					
Assumption Fee-Qualifying					
Attorney's Fee		0-250	150-375	150-375	150-375
Credit Report			40-65	40-65	40-65
Discount Points		Negotiable	Negotiable	Negotiable	Negotiable
Flood Certificate		15-25	15-25	15-25	15-25
Guaranty Fee		5	5	5	5
Home Inspection (optional)	150-300	150-300	150-300	150-300	150-300
Homeowner's Insurance		Required at Closing	12-month prepaid at closing		
Lender Inspection Fee				0-150	0-150
Lender Required Tax Reserve			3-4 months of annual taxes		
Loan "Mortgagee" Title Policy		100 + endorsements*	100 + endorsements*	100 + endorsements*	100 + endorsements*
Messenger Fee			25-75		25-75
Mobile Home SOL Application	55		55	55	
Mobile Home State Filing Fee	19		19	19	
Origination Fee		Negotiable	Up to 1%	Up to 1%	Up to 1%
Owner Title Policy	Negotiable for Seller	Negotiable for Seller	Negotiable w/ Seller	Negotiable w/ Seller	Negotiable w/ Seller
Processing Fee				250-400	250-400
Survey	Per Contract	450-550***	450-550***	450-550***	450-550***
Tax Service Fee					150
Termite Inspection Fee	Per Contract		75-85	75-85	75-85
Title Company Escrow Fee	100**	100**	100-200**	100-200**	100-200**
Underwriting Fee				400-625	400-625
VA Funding Fee			Actual		
Wire/Funding Fee					30

BUYER'S ESTIMATED CHARGES

Est. Total Cash Due at Closing	
Sales Price	\$ _____
(less) Earnest Money	\$ _____
(less) Loan Amount	\$ _____
(less) Other Credits	\$ _____
(less) Option Fee	\$ _____
(add) Closing Costs	\$ _____
(add) Prepaid	\$ _____
Total:	\$ _____

Prepaid Items	
Interim Interest @ ___/Day	\$ _____
Tax Deposit (2-4 mo)	\$ _____
Hazard Insurance (1year)	\$ _____
Hazard Insurance (2-4mo)	\$ _____
PMI (0-14 mo)	\$ _____
Other	\$ _____
Total:	\$ _____

Summary	
Principal & Interest	\$ _____
Taxes	\$ _____
Hazard Insurance	\$ _____
Flood Insurance	\$ _____
PMI (mortgage insurance)	\$ _____
Total:	\$ _____
Estimated Total:	\$ _____

* A \$100 Loan "Mortgagee" Title Policy Premium is only applicable when simultaneously issued with an Owner's Title Policy (Endorsement coverage may be required by Lender). ** Mobile Home Escrow Fee is \$500. *** Survey fees for acreage will be more expensive. Estimated costs are effective as of January 2008 and could vary per lender. Contact the lender for actual charges.