

WHO PAYS WHAT?

A GUIDE TO CLOSING COSTS IN CALIFORNIA

WHAT TO EXPECT AT THE ESCROW CLOSING

THE SELLER CAN GENERALLY EXPECT TO PAY FOR
Real estate commission
ALTA Owners Title Insurance Policy <i>(varies by county)</i>
Escrow fee <i>(varies by county)</i>
Seller's portion of sub-escrow fees
Notary fees
Document transfer tax <i>(\$1.10 per \$1,000 of sales price)</i>
Any loan fees required by buyer's lender
Payoff of all loans in seller's name <i>(or existing loan balance if being assumed by buyer)</i>
Interest accrued to payoff lender, statement fees, reconveyance fees and prepayment penalties
Any judgments, tax liens, etc., against the seller
Recording charges to clear all documents of record against the seller
Any and all delinquent taxes
Tax proration <i>(for any taxes unpaid at the time of transfer of title)</i>
Any unpaid homeowner's dues

THE BUYER CAN GENERALLY EXPECT TO PAY FOR
ALTA Loan Title Insurance Policy
Escrow fee <i>(varies by county)</i>
Buyer's portion of sub-escrow fees
Notary fees
Recording charges for all documents in buyers' names
All new loan charges <i>(except those required by lender for seller to pay)</i>
Interest on new loan from date of funding to one month prior to first payment date
Assumption/change of records fees for takeover of existing loan
Beneficiary statement fee for assumption of existing loan
Tax-proration <i>(from date of acquisition)</i>
Homeowner's transfer fee
Inspection fees <i>(roofing, geological, property inspection, etc.)</i>
Fire insurance premium for first year

NEGOTIATED UNDER CONTRACT OR DEPENDENT ON LOCAL CUSTOM		
Title Policy Fees	Termite inspection	Home warranty
Escrow fees	Termite work	Any bonds or assessments
Any city transfer/conveyance tax		

This information is reflective of customary practice only. Actual fees will be charged as per the terms of the contract.



First American Title™