

BUYER'S APPROXIMATE CLOSING COSTS

Legal and Title Costs

1. Attorney Fee	\$ 900.00	to	\$ 1,500.00
2. Survey (Condo \$150 to \$250)	\$ 450.00	to	\$ 800.00
3. Recording Fees with Mortgage & Deed	\$ 300.00	to	\$ 400.00
4. Title Searches/Title Policy Endorsements	\$ 250.00	to	\$ 500.00
5. Title Insurance Premium Insurance			

See schedule-NJ Rates for Title Insurance-on the following page;
NY rates vary by County, ask your attorney.

NY costs may vary from above, ask your Advisor.

Mortgage Costs

6. Application Fee	\$ 300.00	to	\$ 600.00
7. Appraisal	\$ 300.00	to	\$ 600.00
8. Miscellaneous Mortgage Costs (Varies, be sure to ask your lender)	\$ 100.00	to	\$ 600.00
9. PMI (Private Mortgage Insurance) Often required if mortgage is more than 80% of purchase price			
10. Points Fee paid to lender to "buy-down" interest rate on mortgage. One point equals 1% of the mortgage. (1 point on a \$100,000 mortgage equals \$ 1,000.)	\$ _____	to	\$ _____

Inspection Costs

11. Home Inspection	\$ 400.00	to	\$ 650.00
Radon Inspection	\$ 60.00	to	\$ 300.00
Wood Destroying Insect Inspection/Certification	\$ 60.00	to	\$ 150.00
Septic Inspection (if applicable)	\$ 450.00	to	\$ 750.00
Oil Tank Inspection (if applicable)	\$ 395.00	to	\$ 500.00
Other Inspections	\$ _____	to	\$ _____

Other Costs

12. Homeowner's Insurance one year prepaid premium	\$ 500.00	to	\$ 2,400.00
13. Coldwell Banker Home Protection Plan	\$ 424.00	to	\$ 700.00
14. Flood Insurance (if applicable)	\$ 750.00	to	\$ 2,000.00
15. Prepaid Tax Adjustment	\$ _____	to	\$ _____
16. Mansion Tax on Residential Properties	1% of Consideration when Sales Price is Over \$1,000,000		