

WHAT DO WE PAY?

THE SELLER

can generally be expected to pay for:

- Title insurance premium – owner's policy
- Real estate commission
- Documentary transfer tax (e.g. \$1.10p/\$1,000 of sales price--may vary by area/state)
- Any city transfer/conveyance tax (recording tax)
- Payoff of all loans in seller's name (or existing loan balance if being assumed by buyer)
- Interest accrued to lender being paid off
- Statement fees
- Reconveyance fees and any prepayment penalties
- Termite inspection – according to contract (can be paid either buyer or seller)
- Termite work (according to contract)
- Home warranty (according to contract)
- Seller's portion of escrow fee
- Any judgments, tax liens, etc. against seller
- Tax proration (for any taxes unpaid at the time of title transfer)
- Any unpaid home owner's dues (can be paid by either buyer or seller)
- Recording charges to clear all documents of record against seller
- Any bonds or assessments (according to contract)

THE BUYER

can generally be expected to pay for:

- Title insurance premium – for lender's coverage
- Interest on new loan (from date of funding to 30 days prior to first payment due)
- Assumption/change of records fee for takeover of existing loan
- Recording charges for all documents in buyer's name
- Termite inspection – according to contract (can be paid for either buyer or seller)
- Tax proration (from date of acquisition)
- Beneficiary statement fee for assumption of existing loan
- All new loan charges (except those required by lender for seller to pay)
- Buyer's portion of escrow fee
- Notary fees
- Home owner's transfer fee
- Any unpaid home owner's dues (can be paid by either buyer or seller)
- Inspection fees (roofing, property inspection, geological, etc.)
- Home warranty (according to contract)
- City transfer/conveyance tax (according to contract)
- Fire insurance premium for first year

Contact your Tigor Sales Executive for more information.

