

Closing Cost Estimation Worksheet

Origination Fee	Usually ranges from .5% to 1% of the loan. Covers the cost of processing a loan.	\$
Credit Report Fee	This is a report to get your credit history and score. Costs up to \$30.	\$
Appraisal Fee	This is paid to the appraisal company to confirm the fair market value of the home. A single-family home costs between \$100 - \$400	\$
Building Inspection	Inspector fees typically range from \$150 - \$450	\$
Survey	The covers the cost of verifying property lines. If needed, usually costs \$300 - \$400	\$
Legal Fees	Attorney fees guide you through the home buying process and protect your interests. Generally these fees range from \$300 - \$600, depending on the attorney and the specific transactions.	\$
Title Search	This pays for a background check on the title to make sure there aren't things like unpaid mortgages or tax liens on the property. Fees can vary greatly, but are approx. \$125 - \$200.	\$
Title Insurance	This protects the lender in case the title isn't clean. The cost can vary, but it usually about .5% of the purchase price of the home.	\$
Private Mortgage Insurance (PMI)	Usually required if your down payment is less than 20% of the purchase price. Fees can vary greatly, but the average premium is 2.5% of the mortgage, with a portion of the total premium due at closing.	\$
Homeowners Insurance	This covers the possible damages to your home. You first year's insurance is usually paid at closing. (approx. \$300 and up)	\$
Prepaid Interest	Paid at closing to get the interest paid up through the first of the month. Cost can vary greatly. Estimate the interest beginning from the day of closing to the end of the first month of ownership.	\$
Points	"Points" are prepaid interest. One point is 1% of your loan amount. This is a lump sum payment that lowers your monthly payment for the life of your loan, and is determined upon the intended duration of the loan.	\$
Escrow Fees (or Closing fee)	This is paid to the title company, escrow company, or attorney for conducting the closing.	\$
Realty Tax Transfer		
Recording Fees	This is paid to a city or county in exchange for recording the new land records.	\$
	Total	\$