



WHO PAYS *on* PURCHASE?

Chart is a representation of who customarily pays each cost

	CASH	FHA	VA	CONV
1. Down payment	BUYER	BUYER	BUYER	BUYER
2. Termite (<i>Wood Infestation</i>) Inspection	BUYER	BUYER	SELLER	BUYER
3. Property Inspection	BUYER	BUYER	BUYER	BUYER
4. Property Repairs, if any (<i>negotiable</i>)	SELLER	SELLER	SELLER	SELLER
5. New Loan Origination Fee (<i>negotiable</i>)		BUYER	BUYER	BUYER
6. Document Preparation Fee - Loan Package		BUYER	BUYER	BUYER
7. Document Preparation Fee - Warranty Deed	SELLER	SELLER	SELLER	SELLER
8. Credit Report		BUYER	BUYER	BUYER
9. Appraisal or Extension Fee (<i>negotiable</i>)		BUYER	BUYER	BUYER
10. Existing Loan Payoff	SELLER	SELLER	SELLER	SELLER
11. Existing Loan Payoff Demand	SELLER	SELLER	SELLER	SELLER
12. Prepaid Interest (<i>approx. 30 days</i>)		BUYER	BUYER	BUYER
13. FHA MIP, VA Funding Fee, PMI Premium		BUYER	BUYER	BUYER
14. Taxes	PRORATE	PRORATE	PRORATE	PRORATE
15. Tax Impounds		BUYER	BUYER	BUYER
16. Tax Service Contract		BUYER	SELLER	BUYER
17. Fire/Hazard Insurance	BUYER	BUYER	BUYER	BUYER
18. Flood Insurance		BUYER	BUYER	BUYER
19. Homeowners Association (HOA) Transfer Fee (<i>negotiable</i>)	BUYER	BUYER	BUYER	BUYER
20. HOA Statement of Accounts	SELLER	SELLER	SELLER	SELLER
21. Delinquent HOA Assessments	SELLER	SELLER	SELLER	SELLER
22. Delinquent Property Taxes	SELLER	SELLER	SELLER	SELLER
23. Home Warranty Premium (<i>negotiable</i>)	SELLER	SELLER	SELLER	SELLER
24. Realtors' Commissions	SELLER	SELLER	SELLER	SELLER
25. Owner's Title Policy (<i>negotiable</i>)	SELLER	SELLER	SELLER	SELLER
26. Lender's Title Policy and Endorsements		BUYER	BUYER	BUYER
27. Escrow Fee (<i>NOTE: Charge Seller on VA Loan</i>)	SPLIT	SPLIT	SELLER	SPLIT
28. Recording Fees (<i>Flat Rate</i>)	SPLIT	SPLIT	SPLIT	SPLIT
29. Courier/Express Mail Fee	SPLIT	SPLIT	SELLER	SPLIT

Note: Prorated items will appear on Closing Statement as charges for one and credits for the other.