

SELLER'S ESTIMATED CHARGES

Estimated Costs	Conventional	VA	FHA	Assumption	Cash
Amortization Schedule	-	\$20	-	-	-
Attorney's Fee	\$175+	\$175+	\$175+	\$175+	\$175+
Commission (Per Contract)	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Discount Points (Negotiable)	\$ _____	All	\$ _____	\$ _____	\$ _____
Escrow Fee	\$300	\$300	\$300	\$300	\$300
Interest (Prorated)	-	-	-	\$ _____	\$ _____
Messenger fee (Actual)	\$40	\$40	\$40	\$40	\$40
Owner's Title Policy (Per Rate Schedule)	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Recording Fee (Per Contract)	\$60+	\$40+	\$40+	\$ _____	\$40+
Repairs (Per Contract)	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Restrictions	-	-	-	-	-
Service Warranty	\$360+	\$360+	\$360+	\$360+	\$360+
Taxes (Prorated)	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Tax Certificates	\$43.30	\$43.30	\$43.30	\$43.30	\$43.30
Tax Service Fee	-	\$100+	\$100+	\$100+	\$100+
Termite Inspection	-	\$75+	-	-	-
Underwriting Fee	-	\$350+	-	-	-
Warehouse Fee (Per Lender)	-	\$ _____	\$ _____	-	-
Processing Fee	-	\$500+	-	-	-
Wire Transfer Fee	-	\$35+	-	-	-
	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Total Estimated Costs	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____

Closing Costs

Title Policy	\$ _____
Brokerage Fee ____%	\$ _____
Closing Fees	\$ _____
Legal Fees	\$ _____
Tax Certificate	\$ _____
Release-Recording	\$ _____
Discount Points ____	\$ _____
Lender Fees	\$ _____
Repairs \$ _____	\$ _____
Home Warranty	\$ _____
_____	\$ _____
_____	\$ _____
<i>Estimated Total Closing Costs (A)</i>	\$ _____

Taxes / Loan Payoff

Taxes (thru closing)	\$ _____
Pay Off Loans	\$ _____
(including interest thru payoff date)	
<i>Total Taxes / Payoff (B)</i>	\$ _____

Recap

Sales Price	\$ _____
Closing Cost (A)	-\$ _____
Total Taxes / Payoff (B)	-\$ _____
<i>Estimated Proceeds to Seller</i>	=\$ _____

Notes

Prepared by: _____
 Seller's Initials to acknowledge receipt: _____, _____

The above estimated charges are based on transactions involving properties in the Greater San Antonio area. However, these fees may not be representative of charges that could be incurred for transactions in connection with properties outside of the Greater San Antonio area.

Note: Seller may be required to pay some costs directly to the service providers before closing. Prorations are calculated through the closing date. Interest is prorated only in assumption transactions.

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