

Buyer's Estimated Charges | San Antonio

Estimated Costs	Conventional	VA	FHA	Cash
Attorney's Fees / Document Preparation	\$275+	\$175+	\$175+	—
Condominium Transfer Fee	\$	\$	\$	\$
Courier & Express Mail Fees	\$50	*	\$50	\$50
Escrow Fee	\$425	\$425	\$425	\$325
Inspector Fees (Buyer's Inspection)	\$	\$	\$	\$
Recording Fees	\$120+	\$120+	\$120+	\$50+
Residential Service Contract	\$	\$	\$	\$
Survey (Per Contract)	\$400+	\$400+	\$400+	\$400+
Loan Title Policy - Endorsements	\$200	\$200	\$200	—
Loan Policy	\$100	\$100	\$100	—
Survey Deletion (5% of Owner Title Policy)	\$	\$	\$	\$
T-19.1 (5% of Owner Title Policy)	\$	\$	\$	—
Lender & Loan Fees:				
Appraisal Fee	\$450	\$450	\$450	—
Credit Report Fee	\$60	\$60	\$60	—
Discount Points ___ %	\$	\$	\$	—
Origination Fee 1%	\$	\$	\$	—
Tax Information Service Fee	\$115	—	—	—
Guarantee Fee	\$2.00	\$2.00	\$2.00	\$2.00
Total Estimated Costs	\$	\$	\$	\$

Prepaid Items

Interest for ___ days \$ _____

Tax Deposit (___ mos) \$ _____

Hazard Ins. (___ mos) \$ _____

Flood Ins. (___ mos) \$ _____

Mortgage Insurance \$ _____

HOA Fees (Prorated) \$ _____

Est. Total Prepays \$ _____

Est. Monthly Payments @ ___ % ___ yrs

Principal & Interest \$ _____

+Escrow

Taxes \$ _____

Hazard Insurance \$ _____

Flood Insurance \$ _____

Mortgage Insurance \$ _____

Est. Monthly Payment \$ _____

HOA Fees (Mo/Qtr/Yr) \$ _____

(Not included in monthly payment.)

The above estimated charges are based on transactions involving properties in the 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 San Antonio area.

Buyer may be required to pay some costs directly to the service providers before closing.

Effective 1/01/2019

Estimated Total Cash Due at Closing

Sales Price \$ _____

Add Estimated Costs \$ _____

Add Estimated Prepays \$ _____

Less Loan Amount -\$ _____

Less Earnest Money -\$ _____

Less Option Fee -\$ _____

Less Other Credits -\$ _____

Est. Cash Due at Closing \$ _____

Prepared by: _____

Buyer's Initials _____

(to acknowledge receipt)

