

Who pays what? Closing Costs

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This chart indicates who generally pays what costs during a transaction

	CASH	CONV	FHA	VA
APPRAISAL		BUYER	BUYER	BUYER
CREDIT REPORT		BUYER	BUYER	BUYER
CURRENT HOA	PRORATE	PRORATE	PRORATE	PRORATE
DISCOUNT PTS		BUYER	BUYER	BUYER
DOC PREP FEE		BUYER	BUYER	BUYER
DOWNPAYMENT		BUYER	BUYER	BUYER
ESCROW FEE	SPLIT	SPLIT	SPLIT	SPLIT
EXISTING LOAN PAYOFF	SELLER	SELLER	SELLER	SELLER
FHA MIP, VA FEE, PMI PREMIUM		BUYER	BUYER	BUYER
FLOOD INSURANCE (if applicable)		BUYER	BUYER	BUYER
HOA RESALE	SELLER	SELLER	SELLER	SELLER
HOMEOWNERS ASSOC. TRANSFER FEE	SPLIT	SPLIT	SPLIT	SPLIT
HOMEOWNERS INSURANCE	BUYER	BUYER	BUYER	BUYER
LENDERS TITLE POLICY		BUYER	BUYER	BUYER
LOAN PREPAYMENT PENALTY (if any)	SELLER	SELLER	SELLER	SELLER
NEXT MONTH'S HOA PAYMENT	BUYER	BUYER	BUYER	BUYER
OWNERS TITLE POLICY	SELLER	SELLER	SELLER	SELLER
PREPAID INTEREST (approx. 30 days)		BUYER	BUYER	BUYER
PROPERTY INSPECTION (if requested by Buyer)	BUYER	BUYER	BUYER	BUYER
PROPERTY REPAIRS, IF ANY (negotiable)	SELLER	SELLER	SELLER	SELLER
REALTOR COMMISSIONS	SELLER	SELLER	SELLER	SELLER
RECORDING FEES	SPLIT	SPLIT	SPLIT	SPLIT
TAXES (Prorated)	BUYER	BUYER	BUYER	BUYER
TAX CERTIFICATE		BUYER	SELLER	SELLER
TAX IMPOUNDS		BUYER	BUYER	BUYER
TERMITE INSPECTION (negotiable except on VA)				SELLER
WARRANTY DEED PREP	SELLER	SELLER	SELLER	SELLER