

CLOSING COSTS *Who pays for what?*



The table below shows the typical fees paid by a buyer and seller in a real estate transaction. If you have further questions, please don't hesitate to contact us!

SELLER IS RESPONSIBLE FOR...	BUYER IS RESPONSIBLE FOR...
Owner's title insurance policy*	Lender's title insurance policy*
1/2 escrow fee*	1/2 escrow fee*
Excise Tax*	Recording fees
Real estate compensation**	Real estate compensation**
Utility payoffs	Surveys
Loan balances	1st year fire insurance
FHA/VA financing fees—other seller fees may apply	1st year flood insurance (if applicable)
Doc preparation fees—power of attorney, etc.	Doc preparation fees—quit claim deed, etc.
Miscellaneous fees (i.e. wire, courier, signing fees)	Miscellaneous fees (i.e. wire, courier, signing fees)
Prorated property taxes	Prorated property taxes
Home warranty (depends on contract)	Home warranty (depends on contract)
Homeowner's Association Fees including:	Homeowner's Association Fees including:
Prorated association dues	Prorated association dues
Resale certificate / miscellaneous fees	Transfer fee / capital contribution
	Property inspection
	Pest inspection
	Lender Fees including:
	Appraisal
	Credit report
	Loan origination fee*
	Loan interest*
	Private mortgage insurance*

*Fees determined by sales price and/or loan amount. Payment of fees above can be negotiated within contract.

** Note: Per RCW 18.86 - "Real Estate Brokerage Relationships", real estate compensation is fully negotiable and is not set by law. Compensation could show up on either side of the settlement statement depending on the contract.