

WHO PAYS FOR WHAT?

These are some typical real estate closing costs that buyers or sellers can generally be expected to pay for in California. There are some variances from county to county, so please consult with your agent to make sure!

SELLER

- Title Insurance premium on Owner's policy
- One half of the escrow fee
- Real estate agents' commission
- Documentary transfer taxes where applicable
- City transfer tax, if applicable
- Pay off all loans in seller's name
- Any interest accrued to the lender being paid off
- Reconveyance fees, pre-payment penalties, statement fees, wire fees to pay off existing loan
- Document preparation for the transfer deed
- Termite inspection and, if necessary, termite work (subject to contract)
- Home Warranty (subject to contract)
- Any and all judgments or liens against the seller to clear title
- Recording charges on any documents needed to clear title for the seller
- Seller Notary charges
- Unpaid HOA dues
- Tax Prorations for any unpaid taxes at the time of sale
- Bonds or any other assessments
- Any delinquent taxes

BUYER

- Title Insurance premium on Lender's policy
- One half of the escrow fee
- Down payment
- Document preparation, if applicable
- Buyer Notary charges
- Recording fees for any documents in buyer's name
- Tax Prorations based on transfer date
- Home inspection
- Appraisal
- Mortgage origination fee
- Points
- Mortgage application fee
- Credit checks
- Any other new loan charges, including mortgage insurance
- Interest on new loan from date of funding to 30 days prior to first loan payment being due
- Fire insurance premium for 1 year

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