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Common Closing Costs for Buyers

The lender must disclose to you a “good faith estimate” of all closing/settlement costs. At closing, a buyer must provide for payment of these closing costs by cashier’s check, wired funds, etc... Your CMP Realtor® will assist you in determining the actual, final amount and with closing/settlement process.

Common closing costs that may be associated with the purchase of a home are:

- ✓ Down payment
- ✓ Loan origination fees, if applicable
- ✓ Points or loan discount fees you may pay to lower an interest rate, if applicable
- ✓ Application fee, if applicable
- ✓ Commitment fee, if applicable
- ✓ Underwriting fee, if applicable
- ✓ Appraisal fee
- ✓ Credit report fee
- ✓ Flood certification fee
- ✓ Tax service fee
- ✓ Title examination
- ✓ Title insurance
- ✓ Private mortgage insurance premium (PMI), if applicable
- ✓ Mortgage insurance premium (MIP), if applicable
- ✓ Home owners insurance escrow
- ✓ Property tax escrow – city & county
- ✓ Property tax for the current year - prorated
- ✓ Attorney service fees
- ✓ Deed recording fees
- ✓ Survey fees
- ✓ Inspection fees – mechanical, structural, pest, lead paint, radon, etc...
- ✓ Homeowner Association dues, if applicable - prorated
- ✓ Home Warranty, if applicable

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