



WEST OFFICE
 6060 Renaissance Place
 Suite A
 Toledo, Ohio 43623
 Office: 419-537-0090

SOUTH OFFICE
 6546 Weatherfield Court
 Building E-Suite 5
 Maumee, Ohio 43537
 Office: 419-794-0090

MICHIGAN OFFICE
 4348 S. 5th Street
 P.O. Box 393
 Luna Pier, Michigan 48157
 Office: 734-847-2200

BUYER'S ESTIMATED CLOSING EXPENSE SUMMARY

PROPERTY ADDRESS: _____

SALE PRICE OF PROPERTY: \$ _____

LESS EXPENSES:

- 1) Owner's Title Policy: \$ _____
- 2) Simultaneous Issue: \$ _____
- 3) Commitment Fee: \$ _____
- 4) Escrow Fee: \$ _____
- 5) Lender Fees: \$ _____
- 6) EPL Endorsement: \$ _____
- 7) Survey Coverage: \$ _____
- 8) Recording Fees: \$ _____
- 9) Overnight Mailing Fee / Wiring of Funds Fee: \$ _____
- 10) Home /Property Inspection Fees: \$ _____
- 11) Termite Inspection: \$ _____
- 12) Home Warranty (If Applicable): \$ _____
- 13) Miscellaneous Invoices at Closing: \$ _____

TOTAL OF ESTIMATED EXPENSES: \$ _____

EXPLANATION OF THE FOREGOING ITEMIZED EXPENSES:

- 1) Average base cost of \$30.00 plus \$3.1125 per \$1,000.00 of \$100,000.00 sale price. \$3.6125 per \$1,000.00 of \$150,000.00 sale price. *Title Company should be called for quote on properties selling above \$150,000.00.
- 2) Average cost of Loan Policy (when Owner's and Loan Policies are purchased at the same time) is \$100.00.
- 3) Requirements needed to issued a Title Insurance Policy: \$100.00.
- 4) Average escrow charge is \$185.00 to Seller and \$235.00 to Purchaser.
- 5) Varies – Fee(s) charged by Lender to acquire the Mortgage Loan.
- 6) Environmental Protection Lien (EPL): Average cost \$75.00.
- 7) Coverage for Survey: \$100.00. If a Survey is required by the Lender, average cost is \$150.00 to \$250.00, based on property location.
- 8) Average Fee to Record Mortgage and Deed: \$28.00 for first 2 pages; \$8.00 per page thereafter. (Typically \$28.00 for 2-Page Deed plus \$140.00 for 16 Page Mortgage).
- 9) Average of \$20.00 to Overnight Original Documents to Lender; \$20.00 for Incoming Funds Wired by Lender; and \$15.00 for Documents Emailed by Lender.
- 10) Fees for Home / Property Inspection.
- 11) Average charge for termite inspection is \$80.00-\$100.00
- 12) Average cost for 1-Year Home Warranty: \$395.00-\$525.00 (Depending on Company Used)
- 13) Any additional bills to be paid at the Closing.

**While above figures are believed to be close estimates, they are not to be guaranteed figures. All expenses should be verified and confirmed prior to closing.*