

Estimated Buyer Costs

Prepared by Scott Oelke, Vegas Valley Realtor
Estimate for \$300,000 Loan Amount

Item:	Approx. Amount
Lender Fees:	
Loan Origination Fee:	1% of loan amount (typically)
Loan Discount Points:	depends
Mortgage Insurance ("MI" or "PMI"):	2 mos. advance p'mt.
Interest Impound:	depends
Appraisal:	\$500-\$600
Home Inspection:	\$300-\$400
Escrow Fees (typically split 50-50 w/ seller):	
Lender's Title Policy:	\$400
Lender's Endorsements:	\$200
Lender's Closing Protection Letter:	\$25
Notary Fees:	n/a
Wire Transfer Fee:	\$25
Recording Fees:	\$80-\$150
Pro-rated fees/reimbursements to seller:	
HOA:	depends
Sewer:	depends
Trash:	depends
Property Taxes:	depends
Home Owners Insurance:	14-15 mos. advance p'mt. (\$450-\$600)
Home Warranty:	If seller doesn't pay, \$550-\$675
HOA:	1-2 mos. advance p'mt. (\$50-\$200)
HOA Transfer Fee:	\$200-\$300
Property Taxes:	3-5 mos. advance
<u>Rough Approximation:</u>	
- Loan Origination fee (typically 1% of loan amount):	\$3,000
- Chse Bank, Sylvia M. (in lieu of Loan Origination fee):	\$995
- Bank of England, Usila (in lieu of Loan Origination fee):	\$1,395
- Escrow Fees (typically approx. 1% of purchase amount):	\$3,000
- Other:	??