



Escrow Closing Costs WHO PAYS FOR WHAT?

This document is intended to be a general guideline for escrow closing costs. It does not contain every fee which may be charged in an escrow. Your Escrow Officer or Real Estate Agent can help you understand these costs.

In a typical Southern California sale escrow where the buyer is obtaining a new loan, Seller and Buyer **each pay some** of the following fees:

- Escrow Fees, including document preparation fees
- Notary Fees
- Recording Charges

In addition, the following charges are paid by Seller or Buyer, depending on custom and geographic location. This is a typical breakdown of fees for the Southern California area.

SELLER

- Real Estate Commission
- Premium for Owner's Policy of Title Insurance
- Documentary Transfer Taxes on Deed
- Payoff of Existing Loans or Liens
- Payment of Delinquent Taxes or HOA Dues
- HOA Statement and Document Fees
- Termite Inspection and Corrective Work
- Home Warranty Premium
- Tax Proration (for unpaid taxes)
- Natural Hazard Disclosure

BUYER

- Premium for Lender's Policy of Title Insurance
- HOA Transfer Fee
- New Loan Charges
- Property Inspection Fee
- Fire Insurance Premium
- Tax Proration (from date of closing)