



A GUIDE TO CLOSING COSTS

	SELLER	BUYER
ESCROW FEE (BASE)	\$350.00 BASE + \$2.00/\$1,000.00 OF SALES PRICE	\$350.00 BASE + \$2.00/\$1,000.00 OF SALES PRICE
EDOC FEE (LOAN TIE-IN) FOR FINANCED TRANSACTIONS		\$350.00
DOCUMENT PREPARATION ¹	\$200.00	\$150.00
TITLE INSURANCE ²	OWNERS POLICY BASED ON TITLE CHART (BASED ON SALES PRICE)	LENDERS POLICY BASED ON TITLE CHART (BASED ON LOAN AMOUNT)
COUNTY TRANSFER TAX	\$1.10/\$1,000 OF SALES PRICE ³	
RECORDING/SUB-ESCROW FEES	\$100.00	\$200.00
TERMITE INSPECTION	\$95.00 + REPAIRS AS NEGOTIATED	
HOME WARRANTY	\$400.00	
NHD	\$133.50	
HOA DOCUMENT/TRANSFER FEE	\$400.00-\$500.00	
INSURANCE PREMIUM		AS PER INVOICE PRESENTED (OBTAIN QUOTE FROM INS. AGENT)
LOAN FEES		AS NEGOTIATED WITH LENDER
RETROFIT (CITY OF LOS ANGELES)	\$250.00 + REPAIRS AS NEGOTIATED	
MISC (WIRE, MESSENGER, ETC.)	\$50.00 AS APPLICABLE	\$100.00 AS APPLICABLE

¹ INCLUDING BUT NOT LIMITED TO: PAYOFF DEMANDS, QUITCLAIM DEEDS, POWER OF ATTORNEYS, DIGITAL ARCHIVE FEES

² REFER TO A TITLE CHART PROVIDED BY YOUR FAVORITE TITLE REPRESENTATIVE FOR ACCURATE CHARGES

³ TRANSFER TAX FOR PROPERTIES LOCATED WITHIN CITY LIMITS OF LOS ANGELES IS \$5.60/\$1,000.00 OF SALES PRICE

THIS CHART IS PROVIDED AS AN ESTIMATED GUIDE ONLY, BASED ON STANDARD AND CUSTOMARY PRACTICE. ALL CHARGES ARE SUBJECT TO NEGOTIATION BETWEEN BUYER AND SELLER, AND AS SPECIFIED IN THE EXECUTED PURCHASE CONTRACT. FOR AN ACCURATE NET SHEET, PLEASE CONTACT PATHWAY ESCROW WITH THE SPECIFICS OF YOUR TRANSACTION AND WE WILL BE HAPPY TO ASSIST YOU!

THE PATHWAY ESCROW TEAM ~ FOR YOUR PEACE OF MIND, CALL 661-705-8440