Fidelity National Title

Closing Costs and Who Pays What

Closing costs are what the buyer and seller will pay as part of the escrow transaction. Some fees are negotiable between the seller and buyer as to "Who Pays What." Below is an example of some typical closing costs which may vary from county to county.*

YOURS or THEIRS?

The Personal vs. Real Property Dilemma

The distinction between personal property and real property can be the source of difficulties in a real estate transaction. A purchase contract is normally written to include all real property, that is, all aspects of the property that are fastened down or an integral part of the structure. For example, this would include light fixtures, drapery rods, attached mirrors, trees and shrubs in the ground. It would not include potted plants, free-standing refrigerators, washer/dryers, microwaves, bookcases, swag lamps, etc.

If there is any uncertainty whether an item is included in the sale or not, it is best to be sure that the particular item is mentioned in the purchase agreement as being included or excluded.

The **SELLER** can generally be expected to pay:

- Real Estate Commission
- Document preparation fee for deed
- Documentary transfer tax, if any
- Payoff of all loans in Seller's name
- Interest accrued to lender being paid off
- Statement fees, reconveyance fees and any prepayment penalties
- Termite inspection (or according to contract)
- Termite work (or according to contract)
- Home warranty (or according to contract)
- Any judgments, tax liens, etc., against the Seller
- Tax proration (for any taxes unpaid at time of transfer of title)
- Any unpaid homeowner's dues
- Recording charges to clear all document of record against Seller
- Any bonds or assessments (or according to contract)
- Any and all delinquent taxes
- Seller Notary fees
- Escrow fee (one half)
- Title insurance premium for Owner's policy
- Homeowner's transfer fee
- City transfer/conveyance tax (or according to contract)

The **BUYER** can generally be expected to pay:

- Title insurance premium for Lender's policy
- Escrow fee (one half)
- Document preparation (if applicable)
- Buyer Notary fees
- Recording charges for all documents in Buyer's name
- Tax proration (from date of acquisition)
- All new loan charges (except those required by Lender for Seller to pay)
- Interest on new loan from date of funding to 30 days prior to first payment date
- Assumption/change of records fees for takeover of existing loan
- Beneficiary statement fee for assumption of existing loan
- Inspection fees (roofing, property inspection, geological, etc.)
- Fire insurance premium for first year

**This list is an example only of typical closing costs in California and may vary based on negotiations or customary area practice.*