

Closing Cost Details

Loan Costs

A. Origination Charges	\$650
% of Loan Amount (Points)	
Administrative Fee	\$650
B. Services You Cannot Shop For	\$834
Appraisal Fee	\$575
Credit Report Fee	\$80
Tax Service	\$79
Title - Preparation of Documents, including notarization, delivery, and recordation	\$100
C. Services You Can Shop For	\$2,846
Notary Fee	\$150
Settlement Fee	\$100
Title - Closing Protection Letter Fee	\$250
Title - Courier Fee	\$50
Title - Electronic Document Delivery Fee	\$100
Title - Endorsements Fee	\$125
Title - Examination Fee	\$100
Title - Insurance Binder Fee	\$50
Title - Lenders Coverage Premium	\$1,571
Title - Underwriting Issue Resolution Fee	\$250
Title - Wire Transfer Fee	\$100
D. TOTAL LOAN COSTS (A + B + C)	\$4,330

Other Costs

E. Taxes and Other Government Fees	\$150
Recording Fees and Other Taxes	\$150
Transfer Taxes	
F. Prepays	\$2,589
Homeowner's Insurance Premium (3 months)	\$375
Mortgage Insurance Premium (months)	
Prepaid Interest (\$41.78 per day for 35 days @ 5.000%)	\$1,462
Property Taxes (5 months)	\$752
G. Initial Escrow Payment at Closing	\$7,200
Homeowner's Insurance \$150.00 per month for 9 mo.	\$1,350
Mortgage Insurance \$127.08 per month for 0 mo.	
Property Taxes \$583.33 per month for 9 mo.	\$5,250
Flood Insurance \$66.67 per month for 9 mo.	\$600
H. Other	\$1,321
CLO Access Fee	\$500
CLO Access Fee	\$500
Title - Owner's Title Insurance (optional)	\$321
I. TOTAL OTHER COSTS (E + F + G + H)	\$11,260
J. TOTAL CLOSING COSTS	\$15,590
D+I	\$15,590
Lender Credits	
Calculating Cash to Close	
Total Closing Costs (J)	\$15,590
Closing Costs Financed (Paid from your Loan Amount)	-\$5,000
Down Payment/Funds from Borrower	\$0
Deposit	\$0
Funds for Borrower	\$0
Seller Credits	\$0
Adjustments and Other Credits	\$0
Estimated Cash to Close	\$10,590

