

Analyzing a Residential Closing Statement

Closing Cost Details

Loan Costs	Borrower-Paid		Seller-Paid		Paid by Others
	At Closing	Before Closing	At Closing	Before Closing	
A. Origination Charges	\$1,802.00¹				
01 0.25 % of Loan Amount (Points)	\$405.00				
02 Application Fee	\$300.00				
03 Underwriting Fee	\$1,097.00				
04					
05					
06					
07					
08					
B. Services Borrower Did Not Shop For	\$236.55²				
01 Appraisal Fee to John Smith Appraisers Inc.					\$405.00
02 Credit Report Fee to Information Inc.		\$29.80			
03 Flood Determination Fee to Info Co.	\$20.00				
04 Flood Monitoring Fee to Info Co.	\$31.75				
05 Tax Monitoring Fee to Info Co.	\$75.00				
06 Tax Status Research Fee to Info Co.	\$80.00				
07					
08					
09					
10					
C. Services Borrower Did Shop For	\$2,655.50				
01 Pest Inspection Fee to Pests Co.	\$120.50 ³				
02 Survey Fee to Surveys Co.	\$85.00 ⁴				
03 Title - Insurance Binder to Epsilon Title Co.	\$650.00 ⁴				
04 Title - Lender's Title Insurance to Epsilon Title Co.	\$500.00 ⁴				
05 Title - Settlement Agent Fee to Epsilon Title Co.	\$500.00 ⁴				
06 Title - Title Search to Epsilon Title Co.	\$800.00 ⁴				
07					
08					
D. TOTAL LOAN COSTS (Borrower-Paid)	\$4,694.05				
Loan Costs Subtotals (A + B + C)	\$4,664.25	\$29.80			
Other Costs					
E. Taxes and Other Government Fees	\$95.00				
01 Recording Fees Deed: \$40.00 Mortgage: \$45.00	\$85.00 ⁴				
02 Transfer Tax to Any State			\$950.00 ⁵		
F. Prepays	\$2,120.80				
01 Homeowner's Insurance Premium (12 mo.) to Insurance Co.	\$1,209.96 ³				
02 Mortgage Insurance Premium (mo.)					
03 Prepaid Interest (\$17.44 per day from 4/15/13 to 5/1/13)	\$279.04 ⁶				
04 Property Taxes (6 mo.) to Any County USA	\$631.80 ⁶				
05					
G. Initial Escrow Payment at Closing	\$412.25				
01 Homeowner's Insurance \$100.83 per month for 2 mo.	\$201.66 ³				
02 Mortgage insurance per month for mo.					
03 Property Taxes \$105.30 per month for 2 mo.	\$210.60 ⁶				
04					
05					
06					
07					
08 Aggregate Adjustment	- 0.01				
H. Other	\$2,400.00				
01 HOA Capital Contribution to HOA Acre Inc.	\$500.00 ⁴				
02 HOA Processing Fee to HOA Acre Inc.	\$150.00 ³				
03 Home Inspection Fee to Engineers Inc.	\$750.00 ⁴			\$750.00 ⁵	
04 Home Warranty Fee to XYZ Warranty Inc.			\$450.00 ⁵		
05 Real Estate Commission to Alpha Real Estate Broker			\$5,700.00 ⁵		
06 Real Estate Commission to Omega Real Estate Broker			\$5,700.00 ⁵		
07 Title - Owner's Title Insurance (optional) to Epsilon Title Co.	\$1,000.00 ⁴				
08					
I. TOTAL OTHER COSTS (Borrower-Paid)	\$5,018.05				
Other Costs Subtotals (E + F + G + H)	\$5,018.05				
J. TOTAL CLOSING COSTS (Borrower-Paid)	\$9,712.10				
Closing Costs Subtotals (D + I)	\$9,682.30	\$29.80	\$12,800.00	\$750.00	\$405.00
Lender Credits					