



Estimated Buyer Closing Costs (varies per transaction and lender)

LENDER FEES - fees vary widely from lender to lender

Appraisal Fee	\$475	Varies based on property type and location
Credit Report	\$30	
Tax Service Fee, Doc Prep, etc.	\$150	
Loan Survey (Mortgage Inspection Certificate)	\$250	Document prepared by surveyor illustrating property encroachments to satisfy lender
Flood Certificate	\$20	
Prepaid Interest	Varies	Loan interest is paid in advance for the days in a month after the day of closing.
Homeowner's Hazard Insurance	Varies	Usually 14 months is collected to pay the first year's premium and set up escrow account
Property Taxes	Varies	A prorated three months is collected to establish escrow account

TITLE INSURANCE, RECORDING & TRANSFER FEES

Closing Fee	\$200	\$400 fee split with seller
Title Insurance (owner & lender)	\$630	Based on \$150,000 purchase price
Attorney Abstract Exam Fee	\$300	
U.C.C. Certificate	\$75	Uniform Commercial Code search
Title Insurance Final Report	\$150	
Simultaneous Issue of Loan Policy	\$50	
Filing Fees	\$60	County Clerk's office records mortgages and deeds





ADDITIONAL COSTS

Home Inspection	300	I always recommend a professional home inspector licensed by the State of Oklahoma
Wood Infestation Inspection	70	Many times referred to "Termite Certificate"
Home Warranty	550	Protection for one year after closing date

