

Buyer's Estimated Closing Cost

Buyer: Bobbie Buyer
Property: 123 Grandview
Township / Borough: South Hanover Twp
County: Dauphin County, PA
Loan: FHA 203(b) - 30 year
Interest Rate: 4.5%

Settlement Date: 1/9/2019
Purchase Price: \$150,000.00
Down Payment (3.500%) : \$5,250.00
Base Mortgage: \$144,750.00
MIP Financed: \$2,533.13

CLOSING COSTS

Mortgage Discount Points (.000%) : \$0.00
Appraisal: (POC) : \$375.00
Mortgage Insurance: \$2,533.13
Flood Certification: \$25.00
Courier: \$0.00
Wire: \$0.00
Escrow Waiver: \$0.00
Mortgage Interest to end of month (23) days: \$410.46
Mortgage Origination Costs: \$3,343.59

Transfer Tax (1.000%): \$1,500.00
Deed Recording Fee: \$82.00
Mortgage Recording Fee: \$146.00
Home Inspection (POC) : \$0.00
Termite / Pest Inspection (POC) : \$0.00
Radon Inspection: (POC) : \$0.00
Water Inspection (POC) : \$0.00
Septic Inspection (POC) : \$0.00
Other Closing Costs: \$1,728.00

Title Insurance Policy (Enhanced Sale): \$1,384.10
Policy Endorsements: \$150.00
Survey: \$0.00
Title Insurance Costs: \$1,534.10

Total Closing Costs: \$6,605.69

ESCROWS

County Tax (2 months): \$230.65
Municipal Tax (2 months): \$14.72
School Tax (8 months): \$2,351.85
Homeowners Insurance (2 months): \$0.00
Condo / HOA Fee (0 months): \$0.00
Mortgage Insurance (2 months): \$205.06
Total Escrows: \$2,802.28

BUYER REIMBURSEMENTS TO SELLER

County Tax (11 months 23 days): \$1,353.58
Municipal Tax (11 months 23 days): \$86.37
School Tax (5 months 22 days): \$1,672.07
Condo / HOA Fee (0 months 23 days): \$0.00
Total Reimbursements to Seller: \$3,112.02

TRANSACTION SUMMARY

Purchase Price: \$150,000.00
Closing Costs: \$6,605.69
Lender Escrows: \$2,802.28
Reimbursements to Seller: \$3,112.02
Total Acquisition Costs: \$162,519.99
Base Mortgage: (\$144,750.00)
MIP Financed: (\$2,533.13)
Total Mortgage Amount: (\$147,283.13)
Estimated Cash Needed to Purchase: \$15,236.86
Earnest Deposit: (\$1,500.00)
Prepaid Services: (\$375.00)
Estimated Cash Needed at Settlement: \$13,361.86

ONGOING MONTHLY PAYMENTS

Principal and Interest: \$746.26
Real Estate Taxes: \$416.67
Homeowners Insurance: \$0.00
Mortgage Insurance: \$102.53
Condo / HOA Fee: \$0.00
Estimated Monthly Payment: \$1,265.46

Notice to Buyer: Buyer is encouraged to obtain an owner's title insurance policy to protect the Buyer. An owner's title insurance policy is different from a lender's insurance policy, which will not protect the Buyer from claims and attacks on the title. Owner's title insurance policies come in standard and enhanced versions; the Buyer should consult with a title insurance agent about Buyer's options.

The above figures are estimated settlement costs only. These will be adjusted as of the date of the final settlement, if necessary. The estimated monthly payment may be higher or lower because of the mortgage interest rate, type of loan and/or length of term. Buyer should consult the mortgage lender regarding exact mortgage costs and terms. I (we) acknowledge receipt of a copy of this information.

Buyer: _____

Buyer: _____

Date: _____

Date: _____