

BUYER'S ESTIMATED COSTS

BEC

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR).

PROPERTY _____
BUYER _____
SETTLEMENT DATE _____ **PURCHASE PRICE \$** _____

1. Title

- (A) Title Search/Insurance _____ \$ _____
 Standard Enhanced
- (B) Closing Protection Letter _____ \$ _____
- (C) Title Endorsements _____ \$ _____
- (D) Mechanics Lien Insurance _____ \$ _____
- (E) Settlement/Notary Fees _____ \$ _____
- (F) Recording Fees (Mortgage/Deed) _____ \$ _____
- (G) Transfer Tax _____ \$ _____
- (H) Survey _____ \$ _____
- (I) Domestic Lien Search _____ \$ _____
- (J) "Patriot Act" Search _____ \$ _____
- (K) _____ \$ _____

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

First Mortgage -- Estimated Monthly Payments INITIALLY

Mortgage Type: Fixed Rate Adjustable Rate
 Based on \$ _____, for _____ years,
 at the following rate(s): _____ % _____ %
 Principal and Interest _____ \$ _____ \$ _____
 Taxes _____ \$ _____ \$ _____
 Property Insurance _____ \$ _____ \$ _____
 Mortgage Insurance Premium _____ \$ _____ \$ _____
 Condo/Homeowner's Assoc. Fees _____ \$ _____ \$ _____
Estimated Total _____ \$ _____ \$ _____

2. Broker's Fee _____ \$ _____

3. Property Insurance (e.g., Homeowner's Insurance, Flood Insurance)

- (A) First Year's Premium _____ \$ _____ *
- (B) Lender Escrow _____ \$ _____

Second Mortgage -- Estimated Monthly Payments INITIALLY

Mortgage Type: Fixed Rate Adjustable Rate
 Based on \$ _____, for _____ years,
 at the following rate(s): _____ % _____ %
 Principal and Interest _____ \$ _____ \$ _____
Combined Total _____ \$ _____ \$ _____
 (Total of first & second mortgages)

4. Adjustments (+/-)

- (A) School Tax _____ \$ _____
- (B) County Tax _____ \$ _____
- (C) Municipal Tax _____ \$ _____
- (D) Lender Escrows _____ \$ _____
- (E) Association Fees (prorations) _____ \$ _____
- (F) Association Fees (capital contributions, etc.) _____ \$ _____
- (G) Lienable Utilities _____ \$ _____

If the interest rate is higher or lower than shown above, total monthly payments will be higher or lower. Consult the mortgage lender for more information about mortgage costs and terms.

5. Inspection Fees

- (A) Property Inspection _____ \$ _____ *
- (B) Wood Infestation _____ \$ _____ *
- (C) Radon _____ \$ _____ *
- (D) Water _____ \$ _____ *
- (E) Sewer _____ \$ _____ *
- (F) Other (e.g., lead paint) _____ \$ _____ *

6. Lender

- (A) Fees Charged as Percentage of Loan _____ \$ _____ *
- (B) Appraisal & Credit Report(s) _____ \$ _____ *
- (C) Mortgage Insurance Lender Escrow _____ \$ _____
- (D) Mortgage Insurance Premium _____ \$ _____ **
- (E) VA Funding Fee _____ \$ _____ **
- (F) Preparation Mortgage Documents _____ \$ _____
- (G) Interest from settlement date until end of month, at \$ _____ per day _____ \$ _____
- (H) Miscellaneous Fees (e.g., flood cert., tax service, courier, etc.) _____ \$ _____
- (I) _____ \$ _____

SUMMARY OF TOTAL MONIES NEEDED

Purchase Price _____ \$ _____
Estimated Costs (from left column, incl. MIP & VA Funding Fee, if any) _____ \$ _____
TOTAL CASH REQUIRED (subtotal) _____ \$ _____
Less Mortgage Amt. (including MIP & VA Funding Fee, if financed) _____ \$ _____
Less Seller Assist and Credits (if any) _____ \$ _____
Less Deposits (if any) _____ \$ _____
BALANCE DUE AT SETTLEMENT _____ \$ _____

NOTE: Fees from the left column paid before settlement will be subtracted from this amount.

7. Home Warranty _____ \$ _____

8. Other _____ \$ _____

Estimated Costs \$ _____

* Payment may be required before settlement
 ** May be financed in mortgage amount
 *** If Broker for Seller is or will be holding deposit money in this transaction, a Deposit Money Notice, such as PAR Form DMN, should be completed.

Buyer understands that the estimated costs are based on the best information available at this date and may be higher or lower at settlement.

BUYER _____ **DATE** _____
BUYER _____ **DATE** _____
BUYER _____ **DATE** _____
BROKER (Company Name) _____
PROVIDED BY (Licensee) _____ **DATE** _____



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