

BUYER'S ESTIMATED COSTS

BEC

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PROPERTY 1412 Liberty St, Franklin, PA 16323-1624

BUYER John G. Buyer

SETTLEMENT DATE

PURCHASE PRICE \$ 100,000.00

1. Title

- (A) Title Search/Insurance \$ 1,250.00
[X] Standard [] Enhanced
(B) Closing Protection Letter \$
(C) Title Endorsements \$
(D) Mechanics Lien Insurance \$
(E) Settlement/Notary Fees \$ 450.00
(F) Recording Fees (Mortgage/Deed) \$ 95.00
(G) Transfer Tax (1%) \$ 1,000.00
(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.

2. Broker's Fee

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

- (A) First Year's Premium \$ 650.00 *
(B) Lender Escrow \$

First Mortgage - Estimated Monthly Payments INITIALLY

Mortgage Type: [X] Fixed Rate [] Adjustable Rate
Based on \$ 80,000.00, for 30 years,
at the following rate(s): 3.000%
Principal and Interest \$ 337.28 \$
Taxes \$ 167.00 \$
Property Insurance \$ 55.00 \$
Mortgage Insurance Premium \$
Condo/Home owner's Assoc. Fees \$
Estimated Total \$ 559.28 \$

4. Adjustments (+/-)

- (A) School Tax (Pro-rated) \$ 1,500.00
(B) County Tax (Pro-rated) \$ 500.00
(C) Municipal Tax (Pro-rated) \$ 500.00
(D) Lender Escrows \$
(E) Association Fees (prorations) \$
(F) Association Fees (capital contributions, etc.) \$
(G) Lienable Utilities \$

Second Mortgage - - Estimated Monthly Payments INITIALLY

Mortgage Type: [] Fixed Rate [] Adjustable Rate
Based on \$, for years,
at the following rate(s): %
Principal and Interest \$ \$

5. Inspection Fees

- (A) Property Inspection \$ 400.00 *
(B) Wood Infestation \$ 175.00 *
(C) Radon \$ 175.00 *
(D) Water \$ 175.00 *
(E) Sewer \$ 175.00 *
(F) Other (e.g., lead paint) \$ *

Combined Total \$ 559.28 \$
(Total of first & second mortgages)

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.

6. Lender

- (A) Fees Charged as Percentage of Loan \$ *
(B) Appraisal & Credit Report(s) \$ 800.00 *
(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 \$ 100,000.00
Estimated Costs (from left column, incl. MIP & VA Funding Fee, if any) \$ 7,845.00
TOTAL CASH REQUIRED (subtotal) \$ 107,845.00
Less Mortgage Amt. (including MIP & VA Funding Fee, if financed) \$ 80,000.00
Less Seller Assist and Credits (if any) \$ 6,000.00
Less Deposits (if any) \$ 1,000.00
BALANCE DUE AT SETTLEMENT \$ 20,845.00

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

* Payment may be required before settlement
** Maybe 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.

7. Home Warranty

8. Other

Estimated Costs \$ 7,845.00

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 John G. Buyer DATE
BUYER DATE
BUYER DATE

BROKER (Company Name)
PROVIDED BY (Licensee) DATE

