



Who Pays?

There are various fees involved with a real estate transaction.

Who pays which fees is a matter of both contractual obligations and custom.

However, they are generally divided along the following lines.

Seller

- Real Estate Commission
- All Existing Loan Demands
- Documentary Transfer Tax
- City Transfer Tax
- Reconveyance Fees
- Judgments or Liens
- Deed Preparation
- Property Tax Pro-ration (COE)
- Unpaid Homeowner's Dues
- Bonds or Assessments
- Notary & Recording Fees
- Delinquent Taxes

Buyer

- Title Insurance
- Escrow Fee
- Document Preparation
- Inspection Fees
- Notary & Recording Fees
- Homeowners Transfer Fees
- All Fees Necessary for Loan
- Property Tax Pro-ration (COE)
- Interest on Loan to Synchronize Payment
- Loan Assumption Fees
- Fire Insurance Premium

Title and escrow fees usually vary by county custom or are negotiated through the contract. Physical inspection fees and any remedial work called for are usually negotiated items. Home warranties are usually negotiated items. In addition, home warranties are usually negotiated between parties.