



## **San Jac Real Estate**

SanJacRealEstate.com

(713) 894-9436 Office

(281) 476-6533 Fax

### **Seller Closing Costs**

**TYPICAL SELLER COSTS:** Realtor commission fee, title policy, property taxes through closing, termite treatment (if needed), repairs required by lender, tax certificate, existing lien payoff, and a portion of attorney fees, closing/settlement fees, document prep fees, notary fees, currier fees, recording fees, transfer fees, transaction fees, etc.

### **Based on \$120,000 Sales Price**

Commission to Realtors at 5.5 % = \$6,600 (charged by real estate agents)

Title Policy = \$980 (charged by title company)

Property Taxes = \$300 x # of months (estimated, if not already paid)

Termite Treatment = If needed, very unlikely in this case

Repairs = vary as needed (roof, foundation, paint, carpet, A/C, etc). Very unlikely in this case

Existing Lien Payoff = \$ (whatever you still owe on the home)

Attorney Fees = \$200 (charged by title company)

Closing Fee = \$275 (charged by title company)

Tax Certificate = \$60 (charged by title company)

Home Warranty = \$305 (if requested by buyers as part of contract)

Document Preparation Fee = \$160 (charged by title company)

Courier/Mail Fee = \$50 (charged by title company)

Recording/Release Fees = \$20 (charged by title company)

HOA Transfer Fees = \$50 (charged by Homeowners Association)

Transaction Fee = \$135 (charged by listing agency)

Seller Paid Closing Costs For Buyer = \$0

Estimated Total - \$8,800 (not counting your property taxes that are already paid in escrow)

**NET TO SELLER:** Sales Price – Closing Costs – Loan Balance = Net Profit

**\*These costs are only estimates based on average closing costs charged on other closings in the area. Your costs could be slightly higher or lower depending on the sales price, time of year, the lender and any repairs needed.**

