

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 \$
(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) \$

2. Broker's Fee \$

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

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

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 \$

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) \$

7. Home Warranty \$

8. Other \$

Estimated Costs \$ \_\_\_\_\_

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): % %

Table with 2 columns: Description, Amount. Rows include Principal and Interest, Taxes, Property Insurance, Mortgage Insurance Premium, Condo/Homeowner's Assoc. Fees, and Estimated Total.

Second Mortgage -- Estimated Monthly Payments INITIALLY

Mortgage Type: Fixed Rate Adjustable Rate

Based on \$ for years, at the following rate(s): % %

Table with 2 columns: Description, Amount. Rows include Principal and Interest and Combined Total.

(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.

SUMMARY OF TOTAL MONIES NEEDED

Table with 2 columns: Description, Amount. Rows include Purchase Price, Estimated Costs, MIP & VA Funding Fee, TOTAL CASH REQUIRED, Less Mortgage Amt., Less Seller Assist and Credits, Less Deposits, and BALANCE DUE AT SETTLEMENT.

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

\* 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) Max Business Group Real Estate Services
PROVIDED BY (Licensee) Glenn "Max" Wilson DATE

