



# Buyer Costs

## Paid @ Time of Service

ITEM	ESTIMATED COST	NOTES
Earnest Money	\$1000 - \$10k+	Determined at the time offer is submitted or during negotiations. This money is for the buyer to use towards the downpayment at time of closing.
Inspection	\$350 - \$550	The inspector is paid directly by the buyer. Price can vary by property and the number of inspections needed. This fee is part of the overall closing costs.*
Appraisal	~ \$500	Can vary by loan program and purchase type.

## Paid @ Closing

ITEM	ESTIMATED COST	NOTES
Downpayment	3.5% - 30%	Dependent on the type of loan and purpose of for the purchase.
Property Taxes	\$900 - \$4k+	Dependent on the current property taxes and the time of purchase. The closing agent prorates this expense.
Loan Charges	\$1300 - \$2500	Dependent on the lender, type of loan, interest rates, and closing date. Case-by-case basis. Estimate not include prepaid interest or FHA up front MIP to HUD.
Homeowners Insurance	\$900 - \$2500	Dependent on the property condition, location, and the reason for purchase. Case-by-case basis.
Title/Attorney Fees	\$1000 - \$2000	Dependent on company-specific fees, negotiation between buyer and seller. Case-by-case basis.
Recording Fees & Transfer Taxes	\$800 - \$2000	Dependent on the sales price and local governmental recording fees. Case-by-case basis.
Armas Realty Administrative Fee	\$500	To ensure safe and long-term storage of all sales documents.
Survey	\$250 - \$400	Can vary by location and property size.

\*Closing costs are on average 4% of the total purchase price..

File No./Escrow No. :  
Print Date & Time:  
Officer/Escrow Officer :  
Settlement Location :

**Primary Purchase in Kissimmee  
with an  
FHA LOAN 3.5% downpayment.**

Property Address:

Borrower:

Seller:

**Total Funds Needed: \$12,654.71**

Lender:

Settlement Date: June 18, 2021

Disbursement Date: June 18, 2021

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		<b>Financial</b>		
		Lender Credits		446.76
	175,000.00	Sale Price of Property	175,000.00	
		Deposit		5,000.00
		Loan Amount		171,830.00
		<b>Prorations/Adjustments</b>		
	148.96	HOA Prorations 06/18/21-01/01/22	148.96	
	163.29	Non Ad Valorem 06/18/21 - 09/30/21	163.29	
169.10		County Taxes 01/01/21 - 06/18/21		169.10
		<b>Loan Charges</b>		
		Processing Fee	575.00	

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		<b>Loan Charges to</b>		
		Underwriter Fee	600.00	
		Appraisal Final Inspection Fee to	175.00	
		Appraisal Fee to \$515.00 paid outside closing by Borrower		
		Appraisal Inspection Fee to	175.00	
		Credit Report Fee to Factual Data	31.50	
		Flood Certification Fee to	18.00	
		Mortgage Ins Premium to Dept of HUD	2,955.31	
		Tax Certification Fee to	85.00	
		Prepaid Interest \$15.89 per day from 06/18/21 to 07/01/21	206.57	
		<b>Impounds</b>		
		Homeowner's Insurance to	346.77	
		3.000 months at \$115.59/month		
		Property Taxes to	661.20	
		10.000 months at \$66.12/month		
		Aggregate Adjustment to		462.84
		<b>Title Charges and Escrow/Settlement Charges</b>		
175.00		Abstract Fee to		
		ALTA Endorsement 5.1-06 (Planned Unit Development-Current Assessments) to	100.00	
		ALTA Endorsement 8.1-06 (Environmental Protection Lien) to	100.00	
		Florida Form 9 to	128.50	
		Lender's Title Insurance to Coverage: 171,830.00 Premium: 335.00	335.00	
495.00		Seller Settlement Fee to		
		Settlement Fee to	395.00	
		Storage and eRecording Fee to	20.00	
50.00		Wire and Courier Fee to	25.00	
		Owner's Title Insurance to Coverage: 175,000.00 Premium: 950.00	950.00	
		<b>Commissions</b>		



Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		<b>Commissions (continued)</b>		
1,000.00		Additional Commission or Agent Bonus to		
6,125.00		Commission - Listing Agent to		
695.00		Commission - Listing Agent Processing Fee to		
3,500.00		Commission - Selling Agent to		
		Commission - Selling Agent Processing Fee to	370.00	
		<b>Government Recording and Transfer Charges</b>		
35.50		Recording Fees to	156.00	
1,225.00		Deed Documentary Stamps to		
		Mortgage Documentary Stamps to	601.65	
		Mortgage Intangible Tax to	343.66	
		<b>Payoff(s)</b>		
111,904.19		Payoff of tru 6/30/21 to		
		Loan Payoff 0.00		
		Total Payoff <u>111,904.19</u>		
		<b>Miscellaneous</b>		
		Homeowner's Insurance Premium to Universal Property & Casualty Insurance 12 months	1,387.00	
175.00		2021 HOA Balance to		
405.00		Estoppel Fee to		
		HOA fee for 6/01/21 tru 12/31/21 to Association of	175.00	
325.00		Lien Search to		
		Survey to	285.00	
950.00		Owners Title Insurance adjustment		950.00
Seller			Borrower	
Debit	Credit		Debit	Credit
127,228.79	175,312.25	<b>Subtotals</b>	186,513.41	178,858.70
		<b>Due from Borrower</b>		7,654.71
48,083.46		<b>Due to Seller</b>		
175,312.25	175,312.25	<b>Totals</b>	186,513.41	186,513.41

FileNo./Escrow No.  
 Print Date & Time:  
 Officer/Escrow Officer:  
 Settlement Location:

## Title Company Info.

Property Address:

Buyer:

Seller:

Lender:

Loan Type:

Loan Number:

Settlement Date: 2/8/2021

Disbursement Date: 2/8/2021

Additional dates per state requirements:

Investment property purchased  
 in Kissimmee, FL with a 35%  
 downpayment.

Total Funds Needed \$48,250.47

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		<b>Financial</b>		
	\$170,000.00	Sales Price of Property	\$170,000.00	
		Deposit including earnest money		\$2,000.00
		Loan Amount		\$127,500.00
		Lender Credit		\$30.00
		Title - Insurance Seller Credit		\$925.00
\$925.00		Title - Insurance Seller Credit		
		<b>Prorations/Adjustments</b>		
\$225.89		County Taxes from 1/1/2021 to 2/7/2021		\$225.89
		<b>Loan Charges to Freedom Mortgage Corporation</b>		
		0.643% of Loan Amount (Points) to	\$819.83	
		Processing Fee to	\$575.00	
		Underwriting Fees to	\$600.00	
		Prepaid Interest ( \$12.40 per day from 2/8/2021 to 3/1/2021 ) to	\$260.40	
		<b>Other Loan Charges</b>		
		Appraisal Fee to (POC by Borrower: \$695.00)		
		Credit Report Fee to Factual Data	\$60.00	
		Flood Certification Fee to	\$18.00	
		Tax Service Fee to	\$85.00	
		<b>Impounds</b>		

		Homeowner's Insurance	\$213.00	
		Property Taxes	\$1,084.86	
		Aggregate Adjustment	-\$542.43	
		<b>Title Charges &amp; Escrow / Settlement Charges</b>		
		Title - Endorsement 8.1 to	\$25.00	
		Title - Endorsement FL Form 9 to	\$95.45	
		Title - Lender's Coverage Premium to	\$712.50	
\$75.00		Title - Search Fee to Title Resources Guaranty Company		
\$375.00		Title - Settlement Fee to	\$495.00	
		Title - Owner's Coverage Premium to	\$462.50	
	\$220.50	Title - Insurance Premium Credit		
		<b>Commission</b>		
\$4,250.00		Real Estate Commission (Buyer) to Armas Realty, LLC		
\$4,250.00		Real Estate Commission (Seller) to		
		<b>Government Recording &amp; Transfer Charges</b>		
		Recording Fees to Clerk of the Circuit Court	\$139.00	
\$10.00		Affidavit- to Clerk of the Circuit Court		
\$1,190.00		Transfer Taxes - Deed State to Clerk of the Circuit Court		
		Transfer Taxes - Intangible Tax to Clerk of the Circuit Court	\$255.00	
		Transfer Taxes - Mortgage State to Clerk of the Circuit Court	\$446.25	
		<b>Miscellaneous</b>		
\$90.00		Municipal Lien Certificate Fee to		
		Homeowner's Insurance Premium to	\$852.00	
\$2,148.02		Property Taxes to Osceola County Tax Collector		
		Survey Fee to I	\$275.00	
<b>Seller</b>		<b>Description</b>	<b>Borrower/Buyer</b>	
<b>Debit</b>	<b>Credit</b>		<b>Debit</b>	<b>Credit</b>
\$13,538.91	\$170,220.50	<b>Subtotals</b>	\$176,931.36	\$130,680.89
		<b>Due From Borrower</b>	\$46,250.47	
\$156,681.59		<b>Due To Seller</b>		