

BUYER CLOSING COSTS

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HOMES
AT HOULIHAN LAWRENCE

Following, please find a summary of estimated costs to consider in connection with the purchase of a home. Costs associated with due diligence conducted on a property, such as a home inspection, are the responsibility of the buyer. Your real estate attorney will provide a detailed estimate of closing costs and cash required to complete the transaction. Please note, all provided estimates are for illustrative purposes only, to be verified by appropriate professionals:

Home Inspections

- General Building: \$850 +/- (pest additional \$250+/-)
- Radon: \$150 +/-
- Septic: \$350 +/- per system
- Well: \$350 +/-
- Water Testing: \$35 +/-



Additional Costs

- Attorney fees: \$1500 +/-
- HOA fees: Varies depending on community/association
- Home Insurance: \$1200 – \$6,500 +/- 1st year's premium due at closing & held in escrow
- Lender Fees: Consult with your lender for a detailed breakdown of origination costs, appraisal fees, interest adjustments and other fees
- Property Tax Adjustment: Buyer reimburses seller for pro-rated current tax period
- Recording Fee: \$53 for first page, and \$5 for each additional page per document to be recorded (\$55 for first page of warranty deed)
- Title Insurance & Search: Varies depending on purchase price; Search \$300 +/-
- Utilities: Buyer to reimburse seller for remaining fuel (oil & propane)

