



## LONG & FOSTER REALTORS VIRGINIA ESTIMATED PURCHASER'S SETTLEMENT CHARGES

	ASSUMPTION	CONVENTIONAL	FHA	VA
TITLE INSURANCE: Mortgage Policy Only: \$3.48 per \$1,000 for 1st \$100,000 of loan amount. Optional Owner's & Lender's Policy \$4.68 per \$1,000 for 1st \$100,000 of Sales Price + \$50.00. For amounts over \$100,000: \$2.88/\$4.08 per \$1,000. For amounts over \$500,000 \$2.40/\$3.60 per \$1,000.*				
ATTORNEY'S FEES: includes Title Exam, Preparation of Papers, Title Binder & Closing Fee. \$500-\$750 (upper-end if there's a 2nd trust).				
RECORDING DEED: \$3.40 per \$1,000 of Sales Price + \$33.00.				
RECORDING 1st TRUST: \$3.40 per \$1,000 of total loan amount + \$31.00. (ARM financing has attached riders and cost averages about \$15.00 extra.)	N/A			
RECORDING 2nd TRUST: \$3.40 per \$1,000 of loan amount + \$31.00.				
SURVEY: \$200-\$400 (1+ Ac. or Stakes additional)	Optional			
LOAN ORIGATION FEE: _____ % of basic loan amount.	N/A			
LOAN DISCOUNT FEE: _____ % of total financed loan amount.	N/A			
APPRAISAL FEE**:	N/A	\$300 approx.	\$400-\$500	\$300-\$350
CREDIT REPORT**: \$50 to \$60.				
INTEREST: from date of settlement to end of month: (\$ _____ per day). Total New Loan Amount x I.R. ÷ 365.	N/A			
VA FUNDING FEE: cash at settlement or added to loan amount as long as total loan does not exceed max. VA FEE: .0125 .015 or .02 of basic loan amount: 03 for multiple user.	N/A	N/A	N/A	
FIRE AND HAZARD INSURANCE**: One year paid policy required prior to settlement. Use \$3.50 per \$1,000 of sales price.				
INSURANCE ESCROW: 2 or more months premium at Lender's option.	Assume Existing			
TAX ESCROW: 2 to 6 months premium at Lender's option. Average is 3 months.	Assume Existing			
ADMINISTRATIVE FEE: \$225				N/A
VHDA RESERVATION FEE: **\$120	N/A			
FHA MORTGAGE INSURANCE PREMIUM (MIP) ESCROW: (monthly premium = 1/2% of basic loan amount) Basic Loan Amount x .005 ÷ 12.	N/A	N/A		N/A
FHA NON CONDO UP FRONT MIP: (1) 100% financed-added to loan amount (2) Pay all cash at settlement. Basic Loan Amount x .015	N/A	N/A		N/A
MONTHLY MORTGAGE INSURANCE ESCROW: (No up front costs) 95% loan .0078 Fixed                      90% loan .0052 Fixed .0088 Arm/Buydown                      .0061 Arm/Buydown Loan amount x factor ÷ 12 = 1 month escrow.	N/A		N/A	N/A
MISC. LENDER FEES: (Admin/Doc/Prep/Tax Service) \$400-\$600	N/A		N/A	N/A
ASSUMPTION FEE: Check with existing Lender.		N/A	N/A	N/A
OTHER: Home Inspection, Radon, etc.				
<b>ESTIMATED TOTAL</b>				

**ESTIMATED TOTAL**

- \* Alternative policy may be available at lower rates.
- \*\* These items are prepaid.

The estimated purchaser's settlement charges are not guaranteed since the charge can be changed by others. Purchasers are asked to sign below indicating receipt of this estimate of costs.

Loan Amount \_\_\_\_\_ Interest Rate \_\_\_\_\_

**Estimated Monthly Payment:**

Purchaser	Principle & Interest	\$ _____
Purchaser	Taxes	\$ _____
Realtor®	Insurance	\$ _____
	Condo and/or HOA Fee:	\$ _____
	MM/MIP	\$ _____
	<b>TOTAL</b>	<b>\$ _____</b>

