



Buyer's Estimated Settlement Costs For Montgomery County, Maryland and Washington, DC

Property Address _____ Sales Price _____
 Buyer's Name _____ Date _____

****NOTE: Numbers correspond to HUD Settlement Sheet.**

800 LOAN RELATED FEES

- 801 Loan Origination Fee (1% of loan amount) \$ _____
- 802 Loan Discount Points/Placement Fees
(each pt. = 1% of loan amt.) \$ _____
- 803 Appraisal Fee
((\$300-\$1,500; usually paid at loan application, i.e., P.O.C.) \$ _____
- 804 Credit Report (\$60-\$75 each person/married couple;
usually paid at loan application, i.e. P.O.C.) \$ _____
- 807 Assumption Fee (check with lender) \$ _____
- 808-10 Misc. Loan fees (doc. preparation, processing,
tax service, underwriting, etc.: \$450-\$1,000) \$ _____
- 811 Loan Origination/Discount fees on second mortgage,
if applicable (each pt. = 1% of loan amt.) \$ _____
- 812 Misc. Loan fees for second mortgage, if applicable
(doc. preparation, processing, etc.: \$150 - \$500) \$ _____

900 PREPAIDS OR ESCROW ITEMS

- 901 Prepaid Interest on new loan (estimate 30 days) \$ _____
- 902 Mortgage Insurance:
**(Conventional – typically none if more than 20% down;
with less than 20% down check with Lender for
special programs)**
**[FHA – 1½% of loan amount for single family
(usually financed) plus ½% of loan amount divided
by 6; ½% of loan amount divided by 6 for condos]** \$ _____
- 903 Hazard Insurance Policy (1 year) – estimate \$3.50 per \$1,000
of sales price usually paid prior to settlement, i.e., P.O.C. \$ _____
- 904 VA Funding Fee: (check appropriate box; usually can
be financed; check with lender) \$ _____
 - Less than 5% down – 2% of Loan Amount
 - 5% - 10% down – 1.5% of Loan Amount
 - 10% or more down - 1.25% of Loan Amount
- 1001 Hazard Insurance (2 months premium) \$ _____
- 1003-04 Real Estate Taxes (estimate 7 months)
(14 months in MD if Seller is absentee owner) \$ _____
- 1006 Mortgage Insurance Premium (check with lender) \$ _____

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1100 TITLE CHARGES

- 1101-07 Settlement Fee, Including: Settlement Fee/Title Abstract & Examination, Doc. Preparation, Title Binder, Notary, Misc. (\$500 - \$1,000) 2nd Trust may incur Additional Fee \$ _____
- 1108-10 Title Insurance (check appropriate box): \$ _____
 (Reissue Rate may be available)
 - Lender's Coverage only - \$2.50 per \$1,000 of loan amount
 - Owner's Coverage only - \$4.20 per \$1,000 of sale price (MD) \$4.50 - \$5.70 per \$1,000 of sale price (DC)
 - Owner's & Lender's Coverage - add \$35.00 to Owners

1200 MONTGOMERY COUNTY GOVERNMENT RECORDING AND TRANSFER CHARGES

- 1201 Recording Fees- Deed, Mortgage, etc. (\$50 - \$150) \$ _____
- 1202 County Transfer Tax (check appropriate box): \$ _____
 - Unimproved/non-residential property: 1% of sales price
 - Residential \$70,000 or more 1% of sales price
 - \$40,000 to \$69,999 - 1/2 % of sales price
 - Less than \$40,000 - 1/4% of sales price
- 1203 State Transfer Tax (1/2% of sales price) (Reduced to 1/4% and the 1/4% must be paid by Seller if first-time Maryland Owner-Occupant Home Buyer) \$ _____
- 1204 Recordation Tax \$6.90 per \$1000 of sales price (first \$50,000 of the purchase price exempt from tax when the Buyer intends to use the property as the Buyer's principal residence for at least 7 months of the first 12 months immediately following closing) \$ _____

NOTE: LINES 1202, 1203 AND 1204 ARE DIVIDED EQUALLY IN MARYLAND UNLESS OTHERWISE NEGOTIATED.

1200 DC GOVERNMENT RECORDING AND TRANSFER CHARGES

- 1201 Recording Fees – Deed, Mortgage, etc. (\$50 - \$150) \$ _____
- 1205 Recordation Tax (for residential use properties) \$ _____
 - 1.1% of sales price if price is under \$400,000
 - 1.45% of sales price if sales price is \$400,000 or higher

1300 ADDITIONAL SETTLEMENT CHARGES

1301	Survey (House Location Drawing \$150 - \$300) or Boundary Survey (\$450 - \$2,000)	\$ _____
1302	Pest Inspection (\$50 - \$150)	\$ _____
1303	Inspection Fees (Home <input type="checkbox"/> , Lead <input type="checkbox"/> , Radon <input type="checkbox"/>) (POC)	\$ _____
1304	Condominium, Cooperative or HOA Dues (proration plus 1 full month or quarter)	\$ _____
1305	Other	\$ _____
1306	Other	\$ _____
TOTAL ESTIMATED SETTLEMENT COSTS		\$ _____

Estimated Monthly Payment

P&I (at ___%) (1 st mortgage)	\$ _____
P&I (at ___%) (2nd mortgage)	\$ _____
1/12 th annual Property Taxes	\$ _____
1/12 th annual Hazard Insurance	\$ _____
1/12 th annual Mortgage Insurance	\$ _____
Total Est. Monthly Payment to Lender	\$ _____
Monthly Condo/Coop/HOA Fee	\$ _____
Total Estimated Monthly Payment	\$ _____

Estimated Funds Required for Settlement

Sales Price	\$ _____
+ Estimated Settlement Costs	\$ _____
-Loan Amt. (1 st mortgage)	\$ _____
-Loan Amt. (2 nd mortgage)	\$ _____
-Credits from Seller, if applicable	\$ _____
-Items Paid at Application (P.O.C.)	\$ _____
-Deposit	\$ _____
=Total Est. Due at Settlement	\$ _____

THE ABOVE FIGURES ARE ESTIMATES. RATES AND CHARGES VARY WITH LENDERS, ATTORNEYS, TITLE COMPANIES AND INSURANCE COMPANIES. COSTS ARE SUBJECT TO CHANGE, AND ARE NOT GUARANTEED BY BROKER/AGENT. THE TOTAL ESTIMATED DUE AT SETTLEMENT (SEE ABOVE) MUST BE PAID BY CERTIFIED, TREASURER'S OR CASHIER'S CHECK MADE PAYABLE TO SETTLEMENT ATTORNEY OR TITLE COMPANY.

LENDERS REQUIRE A HAZARD INSURANCE POLICY WITH A PAID RECEIPT PRIOR TO CLOSING.

Broker

Buyer Date

Prepared by REALTOR®
RECEIVED:

Buyer Date

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