

REAL PROPERTY TRANSACTION COSTS ADDENDUM

(To be completed prior to signing contract for Sale and Purchase)

Addendum # _____

Buyer _____ Seller _____

Property Address _____

CLOSING COSTS

At such time as the above-referenced transaction is closed, various sums may be demanded from you as the Buyer or Seller in the form of closing costs. Items which may be payable by you include, but are not limited to, the following. The designation, if any, of "Seller(s)" or "Buyer(s)" beside any of the following items is to set forth which party will be responsible for the cost listed beside the initial in the transaction. The Seller or Buyer shall pay for the cost of any of the following items. This addendum shall govern over any conflict between this addendum and the contract: (B=Buyer, S=Seller, N/A=Not Applicable, B/S=Responsible Party, As Appropriate. Note: each item should be addressed)

Real Estate Closing Costs

- ___ Wood destroying organism inspection (#)
- ___ Wood destroying organism re-inspection (if applicable) (#)
- ___ Survey
- ___ Title insurance (owner's or primary policy)
- ___ Title/exam/search and closing fee
- ___ State documentary stamp tax on deed (*, #)
- ___ Brokerage compensation (#)
- ___ Building inspection fee
- ___ Energy efficiency test (if applicable)
- ___ Flood certification fee
- ___ Septic tank/drain field certification (#)
- ___ Well water certification (#)
- ___ Express mail fees (*, #)
- ___ Courier fees (*, #)
- ___ Recording the deed
- ___ Home warranty (basic)
- ___ Payoff of existing mortgage(s)
- ___ Recording satisfaction of existing mortgage(s)
- ___ Homeowner's Assn. initiation fee
- ___ Condominium approval or application fees
- ___ Radon testing
- ___ Broker's administrative fee (seller)
- ___ Broker's administrative fee (buyer)
- ___ _____

* FHA Buyer Cannot Pay
VA Buyer Cannot Pay

Loan Closing Costs

- ___ Credit report
- ___ Appraisal
- ___ Lender's application fee
- ___ Title insurance (lender or simultaneous issue)
- ___ Title insurance endorsements required by mortgagee (lender)
- ___ State intangible tax on new mortgage
- ___ State documentary stamp tax on new note
- ___ State documentary stamp tax on mortgage assumed
- ___ Origination fee (___ % of loan amount)
- ___ Discount fee or points (___ % of loan amount)
- ___ Lender repair inspection fee (#)
- ___ Document preparation fee (*, #)
- ___ Underwriting/processing fee (*, #)
- ___ Lender assignment fee (*, #)
- ___ TRETs (tax service fee) (*, #)
- ___ Recording new mortgage
- ___ VA Funding fee/FHA MIP (unless financed in new mortgage)
- ___ _____

Prepaid Costs

- ___ Prepaid interest on new loans
- ___ Property tax escrows
- ___ Homeowner's hazard insurance policy
- ___ Homeowner's hazard insurance escrows
- ___ MIP/PMI - initial premium (unless financed)
- ___ MIP/PMI - renewal premium (unless financed)
- ___ Flood insurance
- ___ Flood insurance escrows
- ___ _____

Buyer acknowledges that this addendum has been read and signed and is made an integral part of the Contract for Sale and Purchase of the real estate.

Dated this _____ day of _____, _____.

Seller: _____ Buyer: _____

Seller: _____ Buyer: _____