

BUYER'S ESTIMATED COSTS

BEC

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR).

PROPERTY _____

BUYER _____

SETTLEMENT DATE _____

PURCHASE PRICE \$ _____

1. Title

- (A) Title Search/Insurance _____ \$ _____
 Standard Enhanced
- (B) Closing Protection Letter _____ \$ _____
- (C) Title Endorsements _____ \$ _____
- (D) Mechanics Lien Insurance _____ \$ _____
- (E) Settlement/Notary Fees _____ \$ _____
- (F) Recording Fees (Mortgage/Deed) _____ \$ _____
- (G) Transfer Tax _____ \$ _____
- (H) Survey _____ \$ _____
- (I) Domestic Lien Search _____ \$ _____
- (J) "Patriot Act" Search _____ \$ _____
- (K) _____ \$ _____

2. Broker's Fee _____ \$ _____

3. Property Insurance (e.g., Homeowner's Insurance, Flood Insurance)

- (A) First Year's Premium _____ \$ _____ *
- (B) Lender Escrow _____ \$ _____

4. Adjustments (+/-)

- (A) School Tax _____ \$ _____
- (B) County Tax _____ \$ _____
- (C) Municipal Tax _____ \$ _____
- (D) Lender Escrows _____ \$ _____
- (E) Association Fees (prorations) _____ \$ _____
- (F) Association Fees (capital contributions, etc.) _____ \$ _____
- (G) Lienable Utilities _____ \$ _____

5. Inspection Fees

- (A) Property Inspection _____ \$ _____ *
- (B) Wood Infestation _____ \$ _____ *
- (C) Radon _____ \$ _____ *
- (D) Water _____ \$ _____ *
- (E) Sewer _____ \$ _____ *
- (F) Other (e.g., lead paint) _____ \$ _____ *

6. Lender

- (A) Fees Charged as Percentage of Loan _____ \$ _____ *
- (B) Appraisal & Credit Report(s) _____ \$ _____ *
- (C) Mortgage Insurance Lender Escrow _____ \$ _____
- (D) Mortgage Insurance Premium _____ \$ _____ **
- (E) VA Funding Fee _____ \$ _____ **
- (F) Preparation Mortgage Documents _____ \$ _____
- (G) Interest from settlement date until end of month, at \$ _____ per day \$ _____
- (H) Miscellaneous Fees (e.g., flood cert., tax service, courier, etc.) _____ \$ _____
- (I) _____ \$ _____

7. Home Warranty _____ \$ _____

8. Other _____ \$ _____

Estimated Costs \$ _____

Notice to Buyer: Buyer is encouraged to obtain an owner's title insurance policy to protect Buyer. An owner's title insurance policy is different from a lender's title insurance policy, which will not protect Buyer from claims and attacks on the title. Owner's title insurance policies come in standard and enhanced versions; Buyer should consult with a title insurance agent about Buyer's options.

First Mortgage -- Estimated Monthly Payments INITIALLY

Mortgage Type: Fixed Rate Adjustable Rate

Based on \$ _____, for _____ years, at the following rate(s): _____% _____%

Principal and Interest	\$ _____	\$ _____
Taxes	\$ _____	\$ _____
Property Insurance	\$ _____	\$ _____
Mortgage Insurance Premium	\$ _____	\$ _____
Condo/Homeowner's Assoc. Fees	\$ _____	\$ _____
Estimated Total	\$ _____	\$ _____

Second Mortgage -- Estimated Monthly Payments INITIALLY

Mortgage Type: Fixed Rate Adjustable Rate

Based on \$ _____, for _____ years, at the following rate(s): _____% _____%

Principal and Interest	\$ _____	\$ _____
Combined Total	\$ _____	\$ _____

(Total of first & second mortgages)

If the interest rate is higher or lower than shown above, total monthly payments will be higher or lower. Consult the mortgage lender for more information about mortgage costs and terms.

SUMMARY OF TOTAL MONIES NEEDED

Purchase Price	\$ _____
Estimated Costs (from left column, incl. MIP & VA Funding Fee, if any)	\$ _____
TOTAL CASH REQUIRED (subtotal)	\$ _____
Less Mortgage Amt. (including MIP & VA Funding Fee, if financed)	\$ _____
Less Seller Assist and Credits (if any)	\$ _____
Less Deposits (if any)	\$ _____ ***
BALANCE DUE AT SETTLEMENT	\$ _____

NOTE: Fees from the left column paid before settlement will be subtracted from this amount.

* Payment may be required before settlement

** May be financed in mortgage amount

***If Broker for Seller is or will be holding deposit money in this transaction, a Deposit Money Notice, such as PAR Form DMN, should be completed.

Buyer understands that the estimated costs are based on the best information available at this date and may be higher or lower at settlement.

BUYER _____ DATE _____

BUYER _____ DATE _____

BUYER _____ DATE _____

BROKER (Company Name) _____

PROVIDED BY (Licensee) _____ DATE _____

