

Cost to Buy a House Estimate

Up-Front Costs – Beginning of Escrow

Lender Appraisal _____

Property Inspection(s) _____

Up-Front Costs at Beginning of Escrow

These are paid at the beginning of escrow, and not "Closing" Costs.

One-Time Closing Costs

Down Payment _____

Lender Fees _____

May include up-front mortgage insurance

Escrow Fees _____

Escrow fee, document fees, wire/messenger fees

Title Fees _____

Lender's title policy, sub-escrow fee, recording fees

One-Time Closing Costs Total

These are also called Non-Recurring Closing Costs.

Recurring Closing Costs

Mortgage Interest _____

Pro-rated for the month you close escrow

Property Taxes _____

Calculated by escrow officer

Homeowners Insurance _____

Annual premium for first year of ownership

HOA Dues _____

Usually pro-rated plus the next month's dues

Lender Impound Account Deposit* _____

Depends on date of sale – check with your lender

Recurring Closing Costs Total

These are regular expenses you will continue to pay after you buy.

+ _____

Estimated Buyer Costs:

= _____

*NOTE: Many loan programs require the use of an **impound account**. The bank uses these funds to pay your property tax bill (which includes Mello-Roos/Community Facilities District fees) and homeowner's insurance premiums for you. Your monthly payment to your lender will include a deposit to your impound account.