



# CLOSING COSTS: WHO PAYS WHAT?

\*Some fees can be negotiated per the contract and may vary from what is “typically” paid.

CHARGE	FHA	VA	CONVENTIONAL	CASH
Down Payment	Buyer	Buyer	Buyer	Buyer
Property Inspection	Buyer	Buyer	Buyer	Buyer
Property Repairs	Seller	Seller	Seller	Seller
New Loan Origination	Buyer	Buyer	Buyer	
Discount Points*	Buyer	Buyer	Buyer	
Document Prep Fee	Seller	Seller	Buyer	
Credit Report	Buyer	Buyer	Buyer	
Appraisal*	Buyer	Buyer	Buyer	
Interest on Seller's Loan	Seller	Seller	Seller	Seller
Existing Loan Payoff	Seller	Seller	Seller	Seller
Loan Payment Penalty	Seller	Seller	Seller	Seller
Next Months PITI	Buyer	Buyer	Buyer	
Pre-Paid Interest	Buyer	Buyer	Buyer	
Mortgage Processing	Buyer	Buyer	Buyer	
Reserve Account Balance	Prorate	Prorate	Prorate	
FHA MIP, VA Funding	Buyer	Buyer	Buyer	
Utility Assessments	Seller	Seller	Seller	Seller
Lender Required Reserves	Buyer	Buyer	Buyer	
Taxes (To close date)	Prorate-Seller	Prorate-Seller	Prorate-Seller	Prorate-Seller
Tax Impounds	Buyer	Buyer	Buyer	
Fire/Hazard Impounds	Buyer	Buyer	Buyer	Buyer
Flood Insurance	Buyer	Buyer	Buyer	Buyer
HOA Transfer Fee*	Per Contract	Per Contract	Per Contract	Per Contract
Current HOA Payment	Prorate	Prorate	Prorate	Prorate
Next Month's HOA	Buyer	Buyer	Buyer	Buyer
Realtor Commissions	Seller	Seller	Seller	Seller
Owner's Title Policy	Seller	Seller	Seller	Seller
Lender's Title Policy	Buyer	Buyer	Buyer	
Escrow Closing Fee	Split 50/50	Split 50/50	Split 50/50	Split 50/50
Lender's Closing Fee	Buyer	Buyer	Buyer	Buyer
Recording Fees	Buyer	Buyer	Buyer	Buyer
CIC Doc Fee (HOA)	Seller	Seller	Seller	Seller
Home Warranty*	Seller	Seller	Seller	Seller

Information Courtesy of Equitable Title Agency



**Wendi Milinkov**  
720-454-5776  
WMilinkov@EQEscrow.com  
EquitableEscrow.com