

Chicago Title Insurance Company

ESTIMATE OF PURCHASER'S CLOSING COST (RESIDENTIAL)



RT-40

Sellers: _____

Purchasers: _____

Property Address: _____

Sales Price: _____

Loan Amt.: _____ Type: _____ Rate %: _____ Yrs.: _____

Mortgage Co.: _____

Loan Officer: _____

The following information is based on average costs of residential closing. All charges are subject to change. THIS IS AN ESTIMATE BASED ON THE BEST INFORMATION AVAILABLE. THESE FIGURES ARE APPROXIMATE ONLY!

DESCRIPTION	ASSUMP.	CONV.	VA	FHA	COST
LOAN DISCOUNT FEE _____%	-0-	PER CONTRACT	-0-	PER CONTRACT	\$
**LOAN ORIGATION FEE _____%	-0-	PER LENDER	1%	1%	
VA FUNDING FEE	-0-	-0-	2-3%	-0-	
APPRAISAL (Usually Paid At Loan Application)	-0-	350.00	350.00	350.00	
CREDIT REPORT		75.00	75.00	75.00	
TRANSFER/ASSUPTION FEE	125.00 UP TO 2% BALANCE				
OWNER TITLE POLICY	REFER TO CTIC RATE CHART				
MORTGAGEE TITLE POLICY	-0-	100.00	100.00	100.00	
TAX DELETION (\$25) /EPA ENDORSEMENT (\$50)		75.00	75.00	75.00	
ESCROW FEE		150.00	-0-	75.00	
MESSENGER SERVICE	60.00	60.00	-0-	-0-	
RECORDING FEES (PER DOCUMENT PAGE)	30.00	60.00	60.00	60.00	
INSPECTIONS	PER CONTRACT				
SURVEY - STAKED	-0-	350.00	225.00	350.00	
ATTORNEY FEES	-0-	200.00	-0-	175.00	
MAINTENANCE TRANSFER FEE	75.00	75.00	-0-	75.00	
*MISCELLANEOUS		450.00			
*Could include - Tax Service Fee, Underwriting Fee, Photos, Amortization, etc. **Net pays either 1% Origination Fee, or Fees up to 1% of Loan Amount					ESTIMATED TOTAL COST \$

PREPAID ITEMS

Mi Premium \$ _____
 Interim Interest
 _____ days @ _____ per day ... _____
 *Hazard Insurance Premium (1 Yr.) _____
 Flood Insurance Premium (1 Yr.) _____
 Advance Maintenance
 (_____ mos. @ _____ per mo ... _____
 (From Jan. 1 to first payment date)
 Advance Insurance Deposit
 (2 mos. @ _____ per mo. _____
 Advance Flood Insurance Deposit
 (2 mos. @ _____ per mo. _____
 Advance Tax Deposit
 (_____ mos. @ _____ per mo. _____
 Advance Mi Deposit
 (2 mos. @ _____ per mo. _____
 T.J.T.A.L \$ _____

*The hazard insurance policy should be delivered to the Title Company prior to closing.

Sales Price \$ _____
 Loan Amount (-) _____
 Down Payment (=) _____
 Closing Cost (+) _____
 Prepaid Items (+) _____
 Prorations (+)(-) _____
 Total Cash (=) \$ _____
 Less Earnest Money (-) _____
 ESTIMATED CASH AT CLOSING (=) \$ _____
 (BRING CASHIER CHECK)

ESTIMATE OF MONTHLY PAYMENT

Principal and Interest \$ _____
 Monthly Taxes _____
 Monthly Hazard Insurance _____
 Monthly Flood Insurance _____
 Monthly FHA/Mi Premium _____
 Monthly Maintenance _____
 TOTAL \$ _____

PRORATIONS

Tax Proration \$ _____
 Interest Proration (+)(-) _____
 Hazard or Flood
 Insurance Proration (+)(-) _____
 FHA or Mi
 Insurance Proration (+)(-) _____
 Maintenance Proration (+)(-) _____
 TOTAL PRORATIONS (=) \$ _____