



## Closing Cost Estimates

### Closing Fees: Typical Seller's Responsibility

Description	Fee and/or explanation
Real Estate Commission	Per Listing Agreement
Real Estate Compliance Fee	\$150-\$300
HOA/Condominium Fees*	Prorated
Property Tax Prorations*	Prorated
Payoff of Existing Mortgages	Per Lender Estoppel
Research Fee	Approx. \$145
Attorney Fees	Approx. \$125
Wire Fee per transaction	Approx. \$26
Express Courier Service	Approx. \$35
Home Warranty	Approx. \$395-\$600
Pest Inspection	Approx. \$75-\$200
Owner's Policy	Based on Sales Price

### Closing Fees: Typical Buyer's Responsibility

Description	Fees and/or explanation
Loan Origination	1-3% of Loan Amount
Loan Discount	1-3% of Loan Amount
Recording Fees* Mobile County	\$10 for 1st Page and \$2 for Each Additional Page
Recording Fees* Baldwin County	\$9 for 1st Page and \$3 for Each Additional Page
Appraisal Fee	Approx. \$300-\$450
Document Prep Fee	Approx. \$50-\$100
Underwriting Fee	Approx. \$100-\$200
Flood Certification Fee	Approx. \$25-\$50
Lender's Title Insurance	\$125 if Simultaneous Issue with Owner's Policy
Endorsements to Lender Policy: Florida Form 9	Promulgated Rate - Based on 10% of Combined Owner's and Lender's Policy
Tax Service Fee	Approx. \$50-\$95
Express Courier Service	Approx. \$30 Per Delivery
Wire Fees	Approx. \$15-\$25 Per Transaction
Document Prep Fee	Approx. \$225
Pre-paid Interest	Computed on a Daily Rate
Mortgage Insurance	Approx. 1-1.5% of Loan Amount
Hazard Insurance Premium	1 Year Coverage
Escrows, Taxes, Insurance & Asses.	Per Lender Requirements
Settlement Closing Fee	\$450 (w/ Loan)   \$350 Cash Sale
Transfer Tax on Mortgage	\$1.50 per \$1000 of Loan Amount
Doc. Stamps on the Mortgage	\$3.50 per \$1000 of Loan Amount
Transfer Tax on Deed	\$1 per \$1000 on Down Payment (AL)
Survey	Approx. \$350-\$550
Pest Inspection	Approx. \$45-\$250
HOA/Condominium Fees*	Prorated
Property Tax Prorations*	Prorated
Home Inspection	Approx. \$300-\$550

**NOTE: This guideline is based on industry standards for a conventional mortgage and is meant to serve as an estimate only. All fees may not apply to all closings, and there may be additional fees depending on the situation.**

*\*Fees apply to both buyer and seller side.*

**Anchor Title LLC**

Mobile Office: 251-478-6242

Orange Beach Office: 251-981-8766