

REAL ESTATE TRANSACTION

Who Pays for What?

In California, all fees are negotiable in the real estate contract between the buyer and the seller. However, there are fees customarily paid by each side.

The Seller can expect to pay for:

- Real Estate Commission
- Document Preparation Fees
- County Transfer Tax
- Any City Transfer/Conveyance Tax
- Payoff Loan Fees for Seller's Loan (includes any interest and/or penalties)
- Termite Inspection
- Termite Work
- Home Warranty - Basic Coverage
- Any Judgments, tax liens, etc. against Seller
- Tax Proration (for any unpaid taxes at time of title transfer)
- Any unpaid HOA dues
- Recording Charges (to clear all documents of record against Seller)
- Seller's own Notary Fees
- Seller's own Escrow Fees
- Seller's own Messenger, Overnight, and Wire Fees
- Owner's Title Insurance Premium

The Buyer can expect to pay for:

- Document Preparation Fees
- All Charges for New Loan
- Interest on New Loan (from date of funding to 30 days prior to first payment due)
- Loan Tie-In Fees for any second loan
- Inspection Fees (roofing, property inspection, ecological, etc.)
- Home Warranty - Extended Coverage
- Fire Insurance Premium for first year
- Tax Proration (from date of acquisition)
- HOA Transfer Fees
- Recording Charges (for all documents in Buyer's name)
- Buyer's own Notary Fees
- Buyer's own Escrow Fees
- Buyer's own Messenger, Overnight, and Wire Fees
- Title Insurance Premium for New Loan



COAST CITIES
ESCROW