



OLD REPUBLIC TITLE

WHO PAYS FOR WHAT?

FRESNO COUNTY



Below you will find the traditional distribution of expenses with a purchase of real estate. Keep in mind that many of these items can be negotiated by both parties at the time of the offer, excluding some expenses required by the lender to be paid specifically by the seller.

Buyer Typically Pays For:

- Escrow Fees (One Half)
- Document Preparation (if applicable)
- Recording charges for all documents in buyers name
- Tax Pro-ration (as applicable)
- All new loan charges (except those required by lender for seller to pay)
 - Appraisal
 - Credit Report
 - Tax Service Fee
 - Loan Origination/Discount Fee
 - Reserves for Taxes and Insurance
 - Flood Certification
 - Mortgage Insurance Premium
- Title Insurance Premium: Lender's Policy
- Interest on new loan from date of funding
- Fire Insurance premium for first year
- Loan tie in fee if obtaining financing
- Notary fee for loan documents

Seller Typically Pays For:

- Escrow Fees (One Half)
- Real Estate Commission
- Any loan fees required by buyer's lender (if applicable)
- Payoff of all loans in seller's name
- Statement fees, reconveyance fees, and any prepayment penalties
- Home Warranty (if applicable per contract)
- Any judgments, tax liens, etc. against the seller
- Tax Pro-ration (as applicable for any taxes unpaid at the time of transfer of title)
- Any unpaid Homeowner Dues, HOA Document Fee, Demand Fee, HOA Transfer Fees and Private Transfer Fees if applicable
- Recording Charges to clear all documents of record against seller
- Any assessments outstanding
- Any and all Delinquent Taxes
- Title Insurance Premium: Owner's Policy
- Seller credit for closing costs (as applicable per contract)
- Natural Hazard Disclosure
- Any inspections and/or work as applicable per contract
- Documentary Transfer Tax
- Notary fee for documents signed by seller



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Old Republic Title strongly recommends that consumers confer with their title insurer as underwriting requirements vary among companies and further, obtain guidance and advice from qualified professionals, including attorneys specializing in Real Property, Trusts and/or Title Insurance to get more detailed, and current, information as to any particular situation affecting them.



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