

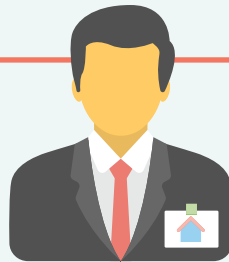
WHAT ARE THE unexpected costs of *Home Buying?*



The seller pays my fees as your buyer's agent which is how I get paid! Other than the down payment for whatever type of loan you choose. You're responsible for the following out of pocket expenses in the buying process:

EARNEST MONEY DEPOSIT *(Typically \$500-\$5000)*

This is either a check or wire transfer submitted with the contract and deposited into an escrow account that shows good faith toward purchasing the property. When you close on the home it is credited toward the purchase. If you release from the contract during any of the contingencies, you will receive this money back.



APPRAISAL FEE *(Typically \$500)*

The appraisal inspection through your lender is to ensure the home is worth contract price. This inspection is usually ordered after the home inspection. You're NOT obligated to purchase the home if appraisal comes in lower than contract price and seller doesn't drop the price.



MOVING COSTS & UTILITY DEPOSITS

Keep in mind moving costs and if you're new to the area or haven't had utilities in this area, there will be fees/deposits required to set up utility services.

HOME INSPECTION FEE *(Typically \$300-\$600 depending on company & size of home)*

This is your independent inspection you pay for that examines the home from the crawlspace to the roof and all the major mechanical systems.



CLOSING COSTS *(Typically 3-4% of the purchase price with a minimum of \$5000)*

This is what it costs for you to secure your loan and close on the property with a settlement agency or closing company. You get these fees from your lender/closing company and it's based on your credit, debt to income ratio, other lender variables, closing company fees (title search, deed prep, recording fees, owners title insurance, etc).

SURVEY

*(Approximately \$500-1000 depending
on size of property)*

This is an option for any buyer that can be done during or after closing. A survey refers to the process of locating and measuring a property's boundary lines to determine the exact amount of land that a homeowner owns. A survey will also locate and measure any easements or encroachments on a property, which will be noted on a home's chain of title.



IT'S YOUR MOVE... I'LL HELP YOU MAKE THE RIGHT ONE!



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