



# WHO PAYS FOR WHAT?

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
- Document Preparation (if applicable)
- Recording charges for all documents in buyers name
- Tax Pro-ration (from date of acquisition)
- 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 to 30 days prior to first payment date
- Inspection fees
- Homeowner's transfer fee (if applicable)
- Fire Insurance premium for first year

## Seller Typically Pays For:

- Real Estate Commission
- Escrow Fees
- Excise Tax
- Any Loan fees required by buyer's lender
- Payoff of all loans in sellers name (or existing loan balance if being assumed by buyer)
- Interest accrued to lender being paid off
- Statement fees, reconveyance fees, and any prepayment penalties
- Home Warranty (according to contract)
- Any judgments, tax liens, etc. against the seller
- Tax Pro-ration (for any taxes unpaid at the time of transfer of title)
- Any unpaid Homeowners Dues
- 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 (according to contract)
- Unpaid Utilities (according to contract)



**Angela Motley**  
 Account Executive  
 WA State Social Media Ambassador  
 amotley@ortc.com  
 Phone: (253) 326-7028  
 216 W. Gowe St., Suite 200  
 Kent, WA 98032



Effective 05.19.2020

Old Republic Title is providing this information as a free customer service and makes no warranties or representations as to its accuracy.

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.

