



# EXPLANATION OF ESTIMATED SELLER'S CLOSING COSTS

*Below are brief definitions of terminology that may be related to your real estate transaction.*

## **BROKER'S COMMISSION**

An amount paid to a real estate broker or real estate professional for services performed regarding the sale or purchase of real property.

## **DOCUMENT PREPARATION**

A fee for performing the execution of various closing documents.

## **DOCUMENTARY TRANSFER TAX**

A tax collected by a state, county, or city when documents are recorded in association with the transfer of real property. The documentary transfer tax is generally calculated based on a formula used by multiplying the property's sales price by all applicable transfer tax rates.

## **ESCROW FEE**

A fee charged for escrow services performed during the purchase, refinance or sale of real property.

## **HOME WARRANTY**

A residential service contract for costs associated with the repair and/or replacement of major home systems and appliances that occurs due to normal wear and deterioration. Major home systems and appliances may include such items as heating and cooling or plumbing and electricity. Specific service coverages, limitations and exclusions are based on the terms and conditions set forth by the service contract.



### **Amber Garcia**

Sales Executive  
amberg@ortc.com  
Phone: 209.835.1331  
Cell: 209.229.0229  
150 West 10th Street  
Tracy, Ca 95376

## **INTEREST TO PAYOFF**

The payoff of a loan also includes the payment of any interest owed up and until the day the loan is paid in full. Interest is paid in arrears. Accordingly, the payoff interest of a loan will be based upon the date of the last paid monthly payment to the date the loan is paid in full.

## **LENDER'S STATEMENT FEE FOR AN ASSUMPTION**

If a buyer assumes the seller's existing loan, the lender generally issues a statement that lists the loan balance, and all other costs, credits and conditions for assuming the existing loan. The lender may charge a fee for issuing the statement.

## **MISCELLANEOUS COSTS AND FEES**

Additional fees may be allocated during the escrow closing process, including but not limited to courier/delivery fees, recording fees, and notary fees.

## **OWNER'S POLICY**

A policy of title insurance, which insures a named owner against loss by reason of defects, liens and encumbrances not excepted to in the policy or un-marketability of the title. The company also agrees to defend covered claims made against the title.

## **PAYOFF DEMAND FEE**

A fee, charged by a lender, for preparation and issuance of a payoff quote listing the amount required to pay off an existing mortgage loan.

## **PEST INSPECTION FEE**

The cost of retaining a registered Structural Pest Control Company to inspect a property for any wood destroying pests.

## **PEST REPAIRS**

The cost of pest control repairs identified in a pest report.

## **RECONVEYANCE FEE**

The fee for filing real property reconveyance documentation with the county recorder's office.