

Closing Costs

Technically, closing costs are only those fees and expenses necessary to transfer real property from a seller to a buyer. The phrase has come to mean all expenses associated with a closing with the exception of the actual purchase price of the property and any lender fees. In most instances it is common practice to specify the costs associated with each side of the real estate transaction and the proration of property taxes, transfer taxes and HOA fees. *It is important to note that each jurisdiction is different and this is a sampling of the most common settlement costs.* Contact the Sage Title Group or Sage Premier Settlements office location nearest you for more information* ([insert location link](#))

- Preparation of closing documents
- Deed preparation
- Expenses associated with clearing title defects, such as preparation of affidavits or quit-claim deeds
- Title inspection
- Owners' title insurance
- Lender's title insurance
- Lender-required policy endorsements
- Deed recordation fees
- Mortgage recordation fees
- Transfer taxes (***Differs from jurisdiction to jurisdiction**)
- Closing agent fees
- Transfer fees imposed by condos, homeowners associations, or co-op boards
- Cost of survey
- Prorated real estate taxes, insurance, and/or dues