



# ARTHUR (ARTURO) CERVANTES

## PROPERTIES, INC.

### SINGLE-FAMILY HOME SALE

ESTIMATED SELLER CLOSING-COST RANGES



REAL ESTATE DRE#01984162

LENDING NMLS#340656

BUILDING AFFORDABLE HOMES ONE FAMILY AT A TIME - ASK ME HOW

## PLANNING OVERVIEW

Conventional-home costs depend on sale price, county, title and escrow company, HOA status, loan payoff, local requirements, and negotiated buyer credits. The ranges below are planning estimates.

### ESCROW & TITLE CHARGES - COMMON PLANNING RANGES

| FEE DESCRIPTION                        | ESTIMATED COST                 |
|----------------------------------------|--------------------------------|
| Escrow / Settlement Fee                | \$1,200 - \$2,500              |
| Owner's Title Insurance Policy         | Approx. 0.25% - 0.60% of price |
| Document / Processing Charges          | \$100 - \$300                  |
| Messenger, Wire & Notary Charges       | \$100 - \$350                  |
| <b>SUBTOTAL EXCLUDING TITLE POLICY</b> | <b>\$1,400 - \$3,150</b>       |

### MISCELLANEOUS CHARGES - COMMON PLANNING RANGES

| FEE DESCRIPTION                                   | ESTIMATED COST            |
|---------------------------------------------------|---------------------------|
| Home Warranty (If Seller-Paid)                    | \$650 - \$1,200           |
| Transaction Coordinator                           | \$400 - \$700             |
| NHD Report - Natural Hazard Disclosure            | \$90 - \$150              |
| HOA Documents / Transfer Fees (If Applicable)     | \$0 - \$800+              |
| Municipal / Retrofit Requirements (If Applicable) | \$0 - \$500+              |
| Recording / Reconveyance / Payoff Charges         | \$100 - \$350+            |
| <b>ESTIMATED MISCELLANEOUS SUBTOTAL</b>           | <b>\$1,240 - \$3,700+</b> |

### BASE PLANNING RANGE\*

**\$2,640 - \$6,850+**

\*Excludes title-policy premium, brokerage compensation, transfer tax, property-tax/HOA prorations, loan payoff, liens, repairs, buyer credits, and other transaction-specific charges.

Broker/Owner/Developer/Investor/Financial Services/Senior Transitional Specialist

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OC & Inland Empire: 714-603-2945 | Coachella Valley: 760-404-0312

SERVING ORANGE / LOS ANGELES COUNTY, INLAND EMPIRE & COACHELLA VALLEY



## ARTHUR (ARTURO) CERVANTES PROPERTIES, INC.

### 3% DOWN-PAYMENT PLANNER

ESTIMATED BUYER CLOSING COSTS & CASH TO CLOSE



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#### HOW TO USE THIS ESTIMATE

A 3% down payment may be available through certain conventional or assistance programs, subject to borrower, occupancy, property, income, credit, and lender requirements. Use the examples below for early planning only.

| 3% DOWN PAYMENT     |                 | ESTIMATED CLOSING COSTS  | CASH TO CLOSE       |
|---------------------|-----------------|--------------------------|---------------------|
| Purchase Price x 3% |                 | Approx. 2% - 5% of Price | Approx. 5% - 8%     |
| PURCHASE PRICE      | 3% DOWN PAYMENT | CLOSING COSTS (2%-5%)    | EST. CASH TO CLOSE  |
| \$500,000           | \$15,000        | \$10,000 - \$25,000      | \$25,000 - \$40,000 |
| \$750,000           | \$22,500        | \$15,000 - \$37,500      | \$37,500 - \$60,000 |
| \$1,000,000         | \$30,000        | \$20,000 - \$50,000      | \$50,000 - \$80,000 |

#### ESTIMATED TOTAL CASH TO CLOSE

ABOUT 5% - 8% OF THE PURCHASE PRICE

3% down payment + approximately 2%-5% buyer closing costs

#### WHAT THE CLOSING-COST ESTIMATE MAY INCLUDE

- Lender origination, underwriting, processing, appraisal and credit-report charges
- Escrow, settlement, title, recording, notary and wire-related charges
- Prepaid interest, first-year homeowners insurance and initial tax/insurance reserves
- Inspection, HOA, municipal and other transaction-specific charges when applicable

#### IMPORTANT PLANNING NOTE

The estimate does not replace a lender Loan Estimate. Mortgage insurance, discount points, rate-lock costs, program fees, credits, deposits already paid, and negotiated seller/lender credits can materially change the final amount.

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