



The Talon Group

ESCROW AND TITLE SERVICES

CUSTOMARY DISTRIBUTION OF CLOSING COSTS

BUYERS TYPICALLY PAY FOR...

- One half of the full escrow fee (according to contract)
- Homeowner's Insurance for 1st Year of ownership
- Inspection Fees (according to contract)
- Lender's Title Insurance Premium
- Judgements / Liens against the buyer
- Recording charges
(for all documents in buyer's name)
- Home Warranty (if applicable)
- Prorated Property Taxes
- Interest on new loan
- All new loan charges

SELLERS TYPICALLY PAY FOR...

- One half of the full escrow fee (according to contract)
- Encumbrances on title
(such as Deed(s) of Trust, Judgements, Tax Liens)
- Loan Fees required by buyer's lender
(determined by type of loan, according to contract)
- Recording Charges
(to clear documents or record against seller)
- Unpaid Assessments (according to contract)
- Payoff of all loan(s) on subject property
- Unpaid Homeowner's Association Dues
- Home Warranty (according to contract)
- Owner's Title Insurance Premium
- Real Estate Commissions
- Excise Tax