



BERKSHIRE HATHAWAY
HomeServices
The Preferred Realty

Estimated Costs to Buyer At Settlement

Buyers: Mr. & Mrs. Buyers

Sellers: Mr. & Mrs. Seller

Property Address:

Estimated Settlement Date: Jul-8-2019

456 Second Street , Pittsburgh, PA 15237

ESTIMATED CLOSING COSTS

Points	\$ -
Appraisal Fee	\$ 425
Credit Report	\$ 125
Re-Inspection Fee	\$ 125
Quality Assurance	\$ 275
Settlement/Doc Retrieval Fee	\$ 245
Doc Prep. To PSSI	\$ 195
Title Insurance Enhanced Amt.	\$ 2,382
Title Endorsements/Protection Letter	\$ 325
Recording Fees	\$ 334
Home Inspection (optional)	\$ 450
Pest Inspection	
Transfer Tax	\$ 3,750
Well and Septic	\$ -
Survey	\$ 500
Express Mail / Courier	\$ 50
Flood Certification	\$ 12
Home Warranty (optional)	\$ -
Notary Fee	\$ 25
Admin. Fee (Underwriting/Tax Service)	\$ 1,050
Additional Broker Fee	\$ 295
Total Closing Costs	\$ 10,563

ESTIMATED CASH NEEDED AT SETTLEMENT

Sales Price	\$ 300,000
Total Closing Costs	\$ 10,563
Total Prepaid Items	\$ 7,642
Sub Total	\$ 318,204
Less	
Hand Money Deposit	\$ 5,000
Company / Relo. Contrib.	\$ -
Costs Paid By Seller	\$ -
Mortgage Loan (Conven.)	\$ 240,000
Mortgage Loan (FHA / VA)	\$ -
Sub Total	\$ 245,000
Est. Cash Needed At Settlement	\$ 73,204

Estimated Monthly Payment

Loan Amount:	\$ 240,000
Type of Loan:	Conventional
Term: <u>30 years</u>	Rate: 3.750 %
Payments	
Principal & Interest	\$ 1,111
Estimated Taxes	\$ 542
Estimated Insurance	\$ 79
Conventional Mortg. Insur.	\$ -
FHA Mortg. Insur.	\$ -
Condo Fee	\$ -
Est. Monthly Payment	\$ 1,732

ESTIMATED PREPAID ITEMS

Taxes	11 months	\$ 5,958
Insurance	14 months	\$ 1,108
FHA / VA Premium		\$ -
PMI Escrow	2 months	\$ -
Interest		575.00
Days	23	
Per Day	\$25.00	
Total Pre-Paid Items		\$ 7,642

Cash Required at Settlement must be in the form of a cashiers or certified check.

I/We understand that the above costs are **ESTIMATED** and are based on the best information available. Escrow and prepaid charges such as taxes, water, sewage, rent and insurance are subject to change. Further, these costs are based upon a projected settlement date noted above, which may change and may effect these estimates.

I/We hereby agree that I/We have read and received a copy of this ESTIMATED COSTS TO BUYER AT SETTLEMENT prior to signing of an agreement of sale to purchase the property noted above.

This communication is provided to you for informational purposes only and should not be relied upon by you. Berkshire Hathaway HomeServices The Preferred Realty is not a mortgage lender and you should contact West Penn Financial Service Center Inc. directly to learn about its mortgage products and your eligibility for such products.

Buyer _____

Office: BHHS The Preferred Realty

Buyer _____

Agent: Agent Name



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