



ESTIMATED CLOSING COSTS

Buyer's Closing Costs

Buyers Approximate Closing Costs – Reference Guide

For more detailed information on the home buying process in New Jersey, local town tours or to chat with one of our amazing agents about the market, call us at (732) 607-8000.

Legal Fees and Title Costs

1. Attorney Fee	\$1,500.00 to \$2,200.00
2. Survey (Condo \$150 to \$250)	\$450.00 to \$800.00
3. Recording Fees with Mortgage & Deed	\$200.00 to \$300.00
Title Searches/Title Policy Endorsements	\$250.00 to \$500.00
5. Title Insurance Premium (obtain from lender or attorney)	
TOTAL LEGAL & TITLE COSTS	

Mortgage Costs

6. Application Fee (Includes Credit Report)	\$300.00 to \$600.00
7. Appraisal	\$400.00 to \$600.00
8. Miscellaneous Mortgage Costs (Varies, be sure to ask your lender)	\$100.00 to \$600.00
9. PMI (Private Mortgage Insurance)	(obtain from lender)
10. Points	(obtain from lender)
(Fee paid to lender to “buy-down” interest rate on mortgage) (One point = 1% of mortgage, ex. – 1 point on a \$500,000 mortgage equals \$5,000)	
TOTAL MORTGAGE COSTS	

Inspection Costs

11. Home Inspection	\$600.00 to \$900.00
Radon Inspection	\$120.00 to \$300.00
Wood Destroying Insect Inspection/Certification	\$75.00 to \$150.00
Septic Inspection (if applicable)	\$750.00 to \$1000.00
Oil Tank Inspection (if applicable)	\$395.00 to \$500.00
Other Inspections (if applicable)	
Asbestos, Chimney and Mold – (costs vary)	
12. Homeowner's Insurance (1 yr. prepaid)	Obtain from Insurance Co.
13. 2 Months Escrow Homeowners Insurance	
14. Escrows for property taxes up to 3 months	
15. Mansion Tax, if applicable (Residential Zone Use) 1% of consideration when sales	
TOTAL INSPECTION COSTS	

Final Breakdown

Legal Fees & Title Costs	
Mortgage Costs	
Inspection Costs	
Others (if applicable)	
TOTAL COSTS FROM BUYER	