

Who Pays For WHAT At Closing?

The **Buyer**

CAN GENERALLY BE EXPECTED TO
PAY FOR:

Inspection fees (property inspection, roofing,
water test, soil test, etc.)

Appraisal

All new loan fees and charges

Title and Closing Fee

Document preparation (if applicable)

Title insurance premium for Lenders Policy

Title insurance premium for Owners Policy
(if requested)

Recording fee for all documents in buyers
name

Real Estate taxes pro-ration

Interest on new loan from date of funding to
30 days prior to first payment date

Homeowner's insurance premium (fire
insurance) for first year.

Home warranty (according to contract)

Buyers share of Maine Transfer Tax 50%

The **Seller**

CAN GENERALLY BE EXPECTED TO
PAY FOR:

Real Estate Commission

Document preparation fee (new deed)

Payoff of all loans on this property

Any judgments, tax liens, etc. against the seller

Real estate tax pro-ration (for any taxes unpaid
at time of closing)

Any and all delinquent taxes

Any unpaid Homeowner Association dues

Recording charges to clear documents of
record

Home warranty (according to contract)

Sellers share of Maine Transfer Tax 50%

For Continued Service Second to none, Be sure to specify Consumer Title