

TYPICAL CLOSING COSTS: NORTHERN FAIRFIELD COUNTY

COST ON THE SALE OF A PROPERTY

State Conveyance Tax	.005 x Sale Price
Local Conveyance Tax	\$2.50 per Thousand
Attorney Fee	\$400 - \$600
Recording Fee - Release	\$10 /One Page
Real Estate Taxes	Unpaid Amount
Mortgage Payoff	Unpaid Amount

COSTS ON THE PURCHASE OF A PROPERTY

Lender Fees:

Appraisal Fee	\$275 - \$300
Points	% Per Thousand
Credit Report	\$20
Document Preparation Fee	\$325
Underwriting Fee	\$18
Tax Service	\$80
Attorney Fee	\$600 - \$700
Title Search	\$150
Title Insurance	\$250 per \$100,000
Recording Fee	\$85
Tax Escrow	Determined by Lender
Tax Adjustment	Remaining months in 6 month period
Interest Adjustment	Pro-rated from closing date to 1st pmt date
Other Adjustments	
Utilities	Typically pro-rated to closing date
Common Charges (condo only)	Typically pro-rated to closing date
Association Fees (H/O Assoc; Beach Rights, etc)	Typically pro-rated to closing date
Insurance	Varies with property
Pre-Closing - inspection fees	These are optional and may not all apply
General Building Inspection	\$300 - \$450
Water Test	\$35 - \$50
Radon (may be included in Gen. Inspection)	\$80 - Placement and Pickup
Radon Mitigation System - if needed	\$900 - 1,200
Termite Inspection	\$85 - \$100
Asbestos Testing	\$250 - \$400
Septic Cleaning and Inspection	\$200 - \$350

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