

WHO PAYS FOR WHAT



When it comes to real estate transactions in Texas generally, who pays for what? Remember, many of these items can be negotiated by either party at the time of the offer, excluding some expenses the lender requires the seller to pay.

SELLER TYPICALLY PAYS FOR:

- Real Estate Commission
- Tax Certificate
- Escrow Fee
- Document Preparation for Deed
- Loan Fees Required by Buyer's Lender
- Payoff of All Loans in Seller's Name
- Interest Accrued to Lender Being Paid Off, Statement Fees, and Any Prepayment Penalties
- Owner Title Insurance
- Termite Inspection (According to Contract)
- Termite Work (According to Contract)
- Judgments, Tax Liens, etc. Against the Seller
- Tax Pro-Rations (for Time Owned During Tax Year)
- Homeowner's Dues
- Delinquent Taxes
- Notary Fees
- Home Warranty (Additional Fees Agreed to Per Contract)

BUYER TYPICALLY PAYS FOR:

- Lender's Title Insurance Premium
- Escrow Fee
- Document Preparation (if Applicable)
- Notary Fees
- Recording Charges to All Documents in the Buyer's name
- Termite Inspection (According to Contract)
- Homeowner's Association Dues (for Prorated Portion of the Year)
- Homeowner's Transfer Fee
- All New Loan Charges (Except Those Required by Lender for Seller to Pay)
- Interest on New Loan
- Inspection Fees (Roofing, Property Inspection, Geological)
- Homeowner's Insurance Premium for First Year