

# Typical Buyer Costs



## 1. Earnest

Usually **1%** purchase price with \$1000.00 minimum. Will be credited at closing to buyer.

## 2. Option Fee

Usually **\$10** per calendar day. 10 days is normal, but some do 7 or 5. In higher-end properties (\$400,000 and up), a \$500 option fee for 10 days is typical. Will be credited to buyer at closing.

## 3. Lender Application Fee

Can range from **\$50** to **\$150** charged upfront by lender. Does not go towards closing costs or down payment.

## 4. Inspection Fees

Vary by size of home and purpose of inspection. General Structural & Mechanical Inspections:  
Up to 2500 sq. ft. - **\$300-\$325**    2500-3500 sq. ft. - **\$350-\$375**    3500-5000 sq. ft. - **\$350-\$450**  
Pest Inspections (cover termites & wood destroying insects)    **\$75-\$150**  
Specialized Inspections – Mold/Stucco/Lead Based Paint (per)    **\$300-\$500**  
Engineer Report (Covers structure & foundation only)    **\$300-\$400**

## 5. Appraisal Fee

Paid directly to appraiser at time appraisal is ordered by lender. **\$380-\$450**

## 6. Survey

Usually collected at closing. For typical subdivision & city lot/block - **\$350-\$450**

## 7. Title Policy

Usually paid at closing, either by seller or buyer

Calculated as follows based on the total sales price (this is part of the closing costs)

1 – Subtract \$100,000 from sales price. 2 – Multiply result in step 1 by \$.00552 and round to nearest whole dollar. 3 – Add \$871 to result in step 2.

For \$100,000 - **\$875**    For \$200,000 - **\$1429**    For \$300,000 - **\$1983**    For \$400,000 - **\$2537**

## 8. Home Warranty

Could be paid by seller or buyer – start at **\$350** and could go up to **\$500** with upgrades, pool plans or homes over 5000 sq. ft.

## 9. Home Owner's Association Transfer Fees

Paid at closing. **\$50 - \$250** depending on HOA.