

BUYER'S ESTIMATED COSTS AND DEPOSIT MONEY NOTICE

BEC

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of REALTORS® (PAR).

PROPERTY _____
BUYER _____
SETTLEMENT DATE _____ **PURCHASE PRICE \$** _____

- 1. Title**
 - (A) Title Search/Insurance _____ \$ _____
 - (B) Closing Protection Letter _____ \$ _____
 - (C) Title Endorsements _____ \$ _____
 - (D) Mechanics Lien Insurance _____ \$ _____
 - (E) Settlement/Notary Fees _____ \$ _____
 - (F) Recording Fees (Mortgage/Deed) _____ \$ _____
 - (G) Transfer Tax _____ \$ _____
 - (H) Survey _____ \$ _____
 - (I) Domestic Lien Search _____ \$ _____
 - (J) "Patriot Act" Search _____ \$ _____
 - (K) _____ \$ _____
 - 2. Broker's Fee** _____ \$ _____
 - 3. Property Insurance** (e.g., Homeowner's Insurance)
 - (A) First Year's Premium _____ \$ _____
 - (B) Lender Escrow _____ \$ _____
 - 4. Adjustments (+/-)**
 - (A) School Tax _____ \$ _____
 - (B) County Tax _____ \$ _____
 - (C) Municipal Tax _____ \$ _____
 - (D) Lender Escrows _____ \$ _____
 - (E) Association Fees (prorations) _____ \$ _____
 - (F) Association Fees (capital contributions, etc.) _____ \$ _____
 - (G) Lienable Utilities _____ \$ _____
 - 5. Inspection Fees**
 - (A) Property Inspection _____ \$ _____ *
 - (B) Wood Infestation _____ \$ _____ *
 - (C) Radon _____ \$ _____ *
 - (D) Water _____ \$ _____ *
 - (E) Sewer _____ \$ _____ *
 - (F) Other (e.g., lead paint) _____ \$ _____ *
 - 6. Lender**
 - (A) Fees Charged as Percentage of Loan _____ \$ _____ *
 - (B) Appraisal & Credit Report(s) _____ \$ _____ *
 - (C) Mortgage Insurance Lender Escrow _____ \$ _____
 - (D) Mortgage Insurance Premium _____ \$ _____ **
 - (E) VA Funding Fee _____ \$ _____ **
 - (F) Preparation Mortgage Documents _____ \$ _____
 - (G) Interest from settlement date until end of month, at \$ _____ per day _____ \$ _____
 - (H) Miscellaneous Fees (e.g., flood cert., tax service, courier, etc.) _____ \$ _____
 - (I) _____ \$ _____
 - 7. Home Warranty** _____ \$ _____
 - 8. Other** _____ \$ _____
- Estimated Costs** \$ _____

First Mortgage -- Estimated Monthly Payments INITIALLY
Mortgage Type: Fixed Rate Adjustable Rate
 Based on \$ _____, for _____ years,
 at the following rate(s): _____ % _____ %
 Principal and Interest _____ \$ _____ \$
 Taxes _____ \$ _____ \$
 Property Insurance _____ \$ _____ \$
 Mortgage Insurance Premium _____ \$ _____ \$
 Condo/Homeowner's Assoc. Fees _____ \$ _____ \$
Estimated Total _____ \$ _____ \$

Second Mortgage -- Estimated Monthly Payments INITIALLY
Mortgage Type: Fixed Rate Adjustable Rate
 Based on \$ _____, for _____ years,
 at the following rate(s): _____ % _____ %
 Principal and Interest _____ \$ _____ \$

Combined Total _____ \$ _____ \$
 (Total of first & second mortgages)

If the interest rate is higher or lower than shown above, total monthly payments will be higher or lower. Consult the mortgage lender for more information about mortgage costs and terms.

SUMMARY OF TOTAL MONIES NEEDED

Purchase Price _____ \$ _____
Estimated Costs (from left column, incl. MIP & VA Funding Fee, if any) _____ \$ _____
TOTAL CASH REQUIRED (subtotal) _____ \$ _____
Less Mortgage Amt. (including MIP & VA Funding Fee, if financed) _____ \$ _____
Less Seller Assist and Credits (if any) _____ \$ _____
Less Deposits (if any) _____ \$ _____
BALANCE DUE AT SETTLEMENT _____ \$ _____

NOTE: Fees from the left column paid before settlement will be subtracted from this amount.

DEPOSIT MONEY NOTICE TO BUYER (if applicable)

LISTING BROKER (Broker for Seller): _____

SELLING BROKER: _____

1. Listing Broker is a Pennsylvania licensed real estate broker who is required to hold your sales deposit in escrow.
2. Selling Broker is accepting your deposit on behalf of and for transfer to the Listing Broker.
3. If the deposit is in the form of a check, the check must be made payable to the Listing Broker.

* payment may be required before settlement ** usually financed in mortgage amount
 Buyer understands that the estimated costs are based on the best information available at this date and may be higher or lower at settlement.
BUYER _____ **DATE** _____
BUYER _____ **DATE** _____
BUYER _____ **DATE** _____
BROKER (Company Name) _____
PROVIDED BY (Licensee) _____ **DATE** _____