



Below is a list of closing costs that are common for purchasers in the city of Chicago. This information will vary depending on your specific transaction. Please consult your loan officer and attorney for more detailed costs.

Lender Fees		
Appraisal	\$200 - \$500	Varies based on property type.
Credit Report	\$16 - \$32	
Underwriting	\$275 - \$450	Covers the cost of underwriting services and processing.
Document Preparation	\$150 - \$250	
Tax Service Fee	\$75 - \$100	One-time fee to conduct a search, annually, to verify that property taxes were credited to the correct account.
Pre-Paid Interest	Varies	Loan interest is paid in advance for the remainder of the month in which closing took place.
Homeowner's Insurance, 1 year pre-paid	Varies	Only applies when not covered by homeowner's association.

Title Insurance, Recording Fees and Transfer Taxes		
Title Fees	\$325 - \$500 and up, based property type.	Fee for the lender's title policy, insuring the lender's lien position.
Settlement or Closing Fee	\$500 - \$750 and up, based purchase price.	Fee to settlement agent for handling funds.
County Recording Fees	\$36.50 for the first 2 pages, \$2 for each additional page.	County Recorder's Office records mortgages and deeds.
Transfer Stamps/Taxes	\$7.50 per \$1,000 of purchase price in the City of Chicago.	

Additional Costs		
Attorney Fees	\$500 - \$1,000 but varies	
Home Inspection	\$300 - \$500 but varies	

This information is provided without obligation or guarantee and is not meant to be a Good Faith Estimate as defined by Reg Z. It is for informational purposes only.