



## BUYER'S ESTIMATE OF CLOSING COSTS Suburbs

This document is intended to provide an initial overview and estimate of potential costs related to a residential real estate transaction. It is not a substitute for or related to a Good Faith Estimate or any part of a mortgage application. You should discuss all closing costs with your mortgage brokers, lenders or attorneys. You should not rely on mortgage rates or product information contained in this document. To learn about currently available mortgage rates and products, and transaction costs, please consult your lender and attorney. The information in this document is valid through May 27, 2014.

SALES PRICE	\$125,000	\$250,000	\$500,000	\$750,000	\$1,000,000
<b>LOAN AMOUNT(based on 80% loan)</b>	<b>\$100,000</b>	<b>\$200,000</b>	<b>\$400,000</b>	<b>\$600,000</b>	<b>\$800,000</b>

### ESTIMATED LENDER COSTS

*All lender cost estimates per Wells Fargo Home Mortgage*

Appraisal	\$350-550	\$350-550	\$350-550	\$400-650	\$450-650
Origination	\$995	\$995	\$995	\$995	\$995
Credit Report	\$11-\$22	\$11-\$22	\$11-\$22	\$11-\$22	\$11-\$22
Tax Service	\$85	\$85	\$85	\$85	\$85
RE Tax & Insurance Escrow	_____	_____	_____	_____	_____
<b>TOTAL ESTIMATED LENDER COSTS</b>	<b>\$1441-1652</b>	<b>\$1441-1652</b>	<b>\$1441-1652</b>	<b>\$1491-1752</b>	<b>\$1541-1752</b>

### ESTIMATED TITLE COSTS

*All title cost estimates per Fort Dearborn Title*

Settlement Services	\$885-1100	\$1015-1150	\$1075-1250	\$1325-1450	\$1575-1700
Mortgage Policy Insurance	\$500	\$500	\$500	\$500	\$500
Endorsements (EPA,ARM,Condo,etc.)	\$150	\$150	\$150	\$150	\$150
Commitment Update (per update)	\$100	\$100	\$100	\$100	\$100
Record Deed and Mortgage	\$132-152	\$132-152	\$132-152	\$132-152	\$132-152
State of IL Policy	\$3	\$3	\$3	\$3	\$3
Closing Protection Letter	\$50	\$50	\$50	\$50	\$50
Misc.	\$200	\$200	\$200	\$200	\$200
<b>TOTAL ESTIMATED TITLE COSTS</b>	<b>\$2020-2255</b>	<b>\$2150-2305</b>	<b>\$2210-2405</b>	<b>\$2460-2605</b>	<b>\$2710-2855</b>

### ESTIMATED ADDITIONAL BUYER'S COSTS

Home Inspection	\$400-500	\$400-500	\$400-500	\$500-700	\$600-800
Radon Inpection	\$150-500	\$150-500	\$200-500	\$200-500	\$300-500
One-Yr Homeowner's Insurance (K&S Insurance)	\$700-900	\$700-900	\$1200-1400	\$1600-1800	\$2000-2200
One-Yr Home Warranty (American Home Shield)	\$435-780	\$435-780	\$435-780	\$435-780	\$435-780
Attorney Fees	\$500-800	\$500-800	\$500-800	\$750-1050	\$750-1050
<b>TOTAL ESTIMATED ADDL COSTS</b>	<b>\$2185-3480</b>	<b>\$2185-3480</b>	<b>\$2735-3980</b>	<b>\$3485-4830</b>	<b>\$4085-5330</b>

### ESTIMATED REAL ESTATE TAX & OTHER CREDITS

Tax Credits	_____	_____	_____	_____	_____
Escrow Deposit ( Earnest Money)	_____	_____	_____	_____	_____
Transfer Stamps	_____	_____	_____	_____	_____
<b>TOTAL ESTIMATED REAL ESTATE TAX &amp; CREDITS</b>	_____	_____	_____	_____	_____

<b>TOTAL ESTIMATED COSTS</b>	<b>\$6396-8137</b>	<b>\$7651-9312</b>	<b>\$10136-11787</b>	<b>\$13061-14812</b>	<b>\$15836-17437</b>
------------------------------	--------------------	--------------------	----------------------	----------------------	----------------------

