

## SAMPLE SELLER'S CLOSING COSTS

COMMISSION	6% OF PURCHASE PRICE
JSIR ADMINISTRATIVE FEE	\$495
PRORATIONS	INCLUDE REAL ESTATE TAXES, UTILITIES, ASSESSMENTS, RENTS, ETC.
TITLE INSURANCE	PLEASE CONSULT YOUR ATTORNEY
ATTORNEY FEES	500+
STATE AND COUNTY TRANSFER TAX (Seller portion)	\$1.50 PER \$1,000
CITY TRANSFER TAX (Seller portion)	\$3.00 PER \$1,000
SURVEY (Not applicable to condominiums or co-ops)	\$200-400
MISCELLANEOUS (Recording fees water certification, escrow, etc)	\$200+

## BUYER'S ESTIMATED CLOSING COSTS

MORTGAGE APPLICATION FEE (Varies based on property size and type)	\$400 - \$600
POINTS (As a percentage of the mortgage payment)	0% - 3%
INSPECTION (Varies based on property size and type)	\$350 - \$650
ATTORNEY FEES	\$600+
CITY TRANSFER TAX (Buyer Portion)	\$7.50 PER \$1,000
PMI - PRIVATE MORTGAGE INSURANCE	1/2 TO 1 POINT (DEPENDING ON LOAN VALUE)
MISCELLANEOUS (Recording fees, escrow fees, etc.)	\$200+
TITLE FEES/TITLE INSURANCE	PER ATTORNEY

\*QUOTED AMOUNTS REPRESENT APPROXIMATE COSTS AND MAY VARY

\*Tax Credit to buyer is based on a proration. Contact your attorney. Illinois taxes are paid a year in arrears.