

Jim Smith

From: Shelley Ervin 720-218-9249 [shelley@shelleyervin.com]
Sent: Tuesday, November 16, 2010 6:21 AM
To: Jim Smith
Subject: Costs of purchasing

Hi, Jim,

There are lots of variables depending on loan amount, which title company, if buyer wants to pay origination or not, etc.

Loan costs:

appraisal-\$370 to \$450

Credit reports \$15 to \$50 (goes up if supplements or additional reports are required to clear mistakes or other issues)

Underwriting-\$300 to \$775 (if other items are rolled in)

Processing \$350 to \$500

Tax service 0 to \$100

Broker fees-vary

I quote a flat fee of \$1225 plus appraisal for loan charges...PLUS the origination fee of .75% to 1.0% unless borrower opts for higher interest rate and no origination fee.

Title charges:

Loan closing-\$150 to \$300 depending on title company

RE closing-\$75 to \$200 depending on title company

Loan title policy-\$200 to \$600-dependending on title company, loan \$, and property type (condos, PUDS require additional endorsements)

Courier fees, E-doc fees, incoming wire fees may or may not be charged depending on title company-range from 0 to \$120

Recording fees and state/local taxes:

Recording of deeds \$135 to \$180

State tax stamp based on purchase price

Some areas in Colorado have a transfer tax (in Winter Park it is 1% of the purchase price-ouch)

Prepays:

Interest on new loan for current month-varies depending on loan amount, interest rate, when you close (beginning, middle, or end of month)

If lender requires escrows: insurance-1st year's premium (unless condo or PUD and included in HOA)

Property taxes-minimum of 3 months, but could be more depending on what time of year you close – but any increase offset by seller credit

Insurance escrow-minimum of 3 months (plus the 1st year premium above).

I did not include the inspection.

Of course, get the seller to pay all of above....and the cost is 0!

Cheers!

Shelley Ervin

Mortgage Loan Originator, Clarion Mortgage Capital

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