



Each transaction is unique and has different costs. It is very difficult to give exact costs. Below is a list of our typical closing costs for customary practice in PA. These are not final and may change based on the transaction. Please use this as an estimate.

Buyers Cost:

Settlement Fee: \$250

Document Prep Fee: \$125

Notary Fee: We provide & pay for 1 notary for each closing. If more than one signing needs to happen for the buyer in the same closing, the fee ranges from \$150-\$250 depending on location. This would happen if there are two buyers in different states.

Title Insurance Policy: Please use our title insurance calculator to calculate the cost. This is set by the state.

Buyers Transfer tax: Use our transfer tax PDF to calculate your specific transfer tax.

Recording fees: This is by the county. Depending on the county and what you are recording these fees change. Also, whatever the lender requires to be recorded.

Wire/Courier fee: \$80. This changes as well based on what we are wiring and overnighting.

Title search: we pay up to \$67.50 for a title search. Anything past that will be charged. Each transaction is different & we won't know the search fee until the title is ordered.

Any prorations for taxes, yearly fees, HOAS. Etc.

Lender fees.

Sellers Cost:

Settlement Fee: \$250

Notary fee: We provide & pay for 1 notary for each closing. If more than one signing needs to happen for closing, the fee ranges from \$150-\$250 depending on the location. This would happen if the seller does not attend closing or is in a different state.

Deed prep fee: \$250 - this is the standard fee unless something special needs done with the deed or more than one deed is being prepared. This is the seller's choice on who prepares the deed. We typically prepare most deeds.

Lien letters: This changes based on municipalities. Each municipality has a different set of fees and requirements.

Sellers Transfer Tax: Use our transfer tax PDF to calculate your specific transfer tax.

Wire/Courier Fee: \$40. This changes as well based on what we are wiring and overnighting.

Seller mortgage payoffs:

Any taxes and prorations for rents securities HOAS, etc.

Final Utilities.

Clearing of title or any liens, judgements, etc.

Recording Fees: this is by county. Depending on what county & IF we are recording anything for the seller like a POA or a satisfaction.