BUYER'S ESTIMATED COSTS AND DEPOSIT MONEY NOTICE

BEC

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of REALTORS® (PAR).

PROPERTY _____

SETTLEMENT DATE _____ **PURCHASE PRICE $** _____

1. Title
- (a) Title Search/Insurance _____ $ _____
- (b) Title Endorsements _____ $ _____
- (c) Mechanics Lien Insurance _____ $ _____
- (d) Settlement/Notary Fees _____ $ _____
- (e) Recording Fees: Mortgage and/or Deed ____ $ _____
- (f) Transfer Tax _____ $ _____
- (g) Survey _____ $ _____
- (h) _____ $ _____

2. Broker's Services _____ $ _____

3. Property Insurance (e.g., Homeowners' Insurance)
- (a) First Year's Premium _____ $ _____
- (b) Lender Escrow _____ $ _____

4. Adjustments (+/-) / Lienable (+/-) (e.g., water, sewer, association fees)
- (a) School Tax _____ $ _____
- (b) County Tax _____ $ _____
- (c) Municipal Tax _____ $ _____
- (d) Lender Escrows _____ $ _____
- (e) _____ $ _____

5. Inspection Fees*
- (a) Property Inspection _____ $ _____
- (b) Wood Infestation _____ $ _____
- (c) Radon _____ $ _____
- (d) Water _____ $ _____
- (e) Sewer _____ $ _____
- (f) Other (e.g., lead) _____ $ _____

6. Lender
- (a) Fees Charged as a Percentage of the Loan* $ _____
- (b) Appraisal & Credit Report(s)* _____ $ _____
- (c) Mortgage Insurance Premium† Lender Escrow _____ $ _____
- (d) Preparation Mortgage Documents _____ $ _____
- (e) VA Funding Fee _____ $ _____
- (f) Interest from settlement date until end of month, at $ _____ per day $ _____
- (g) Miscellaneous Fees (e.g., flood cert., tax service, etc.) _____ $ _____
- (h) _____ $ _____

7. Other _____ $ _____

Estimated Costs _____ $ _____

* payment may be required before settlement

† usually financed in mortgage amount

MORTGAGE TYPE:

☐ **FIXED RATE**

☐ **ADJUSTABLE RATE**

Estimated Monthly Payments INITIALLY

Based on $_____, for_____ years, at _____%

Principal and Interest _____ $ _____

Taxes _____ $ _____

Property Insurance _____ $ _____

Mortgage Insurance Premium _____ $ _____

_____ $ _____

Estimated Total _____ $ _____

Estimated Maximum Monthly Payments INITIALLY

Based on $_____, for_____ years, at _____%

Principal and Interest _____ $ _____

Taxes _____ $ _____

Property Insurance _____ $ _____

Mortgage Insurance Premium _____ $ _____

_____ $ _____

Estimated Maximum Total _____ $ _____

If the interest rate charged by the mortgage lender is higher or lower than the above rates, the total monthly payments will be higher or lower. Because mortgage types and terms vary greatly, Buyer should consult the mortgage lender in regards to mortgage costs and terms.

SUMMARY OF TOTAL MONIES NEEDED

Down Payment (difference between purchase price and mortgage) _____ $ _____

Estimated Costs (from first column) _____ $ _____

TOTAL CASH REQUIRED (subtotal) _____ $ _____

Less Credits (if any) _____ $ _____

Less Deposits (if any) _____ $ _____

BALANCE DUE AT SETTLEMENT _____ $ _____

NOTE: Remember that any fees from column 1 paid before settlement will be subtracted from this amount.

I/We understand the estimated costs are based on the best information available at this date and may be higher or lower at settlement.

SAMPLE

DEPOSIT MONEY NOTICE

(For cooperative sales when Listing Broker is holding deposit money)

1. If your deposit is in the form of a check, it is to be made payable to the Listing Broker.

2. The Listing Broker is _____, a Pennsylvania licensed real estate broker who is required to hold your sales deposit in escrow.

3. The ☐ Buyer Agent ☐ Transaction Licensee working with Buyer ☐ Subagent for Seller is _____, who is accepting your deposit on behalf of and for transfer to the Listing Broker.

I/We understand and have received a copy of these estimated costs, estimated monthly payments, and deposit money notice, if applicable, before signing the Agreement of Sale.

BUYER _____ **DATE** _____

BUYER _____ **DATE** _____

BUYER _____ **DATE** _____

BROKER (Company Name) _____

ACCEPTED BY _____ **DATE** _____

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