



**ESTIMATE OF SELLER'S CLOSING COSTS**

This document is intended to provide an initial overview and estimate of potential costs related to a residential real estate transaction. You should discuss all closing costs with your title company and attorneys. Please do not rely on costs or product information contained in this document.

<b>PURCHASE PRICE</b>	<b>\$125,000</b>	<b>\$250,000</b>	<b>\$500,000</b>	<b>\$750,000</b>	<b>\$1,000,000</b>
<b>ESTIMATED CLOSING COSTS (per Fort Dearborn Title)</b>					
Brokerage Commission 6% + \$495 (per BHHS Chicago)	\$7,995	\$15,495	\$30,495	\$45,495	\$60,495
Title Insurance (Fort Dearborn Title)	\$1,560	\$1,820	\$2,320	\$2,825	\$3,325
Later Date	\$125	\$125	\$125	\$125	\$125
Recording Fee	\$52	\$52	\$52	\$52	\$52
State Transfer Tax (\$0.50 per \$500 of purchase price)	\$125	\$250	\$500	\$750	\$1,000
County Transfer Tax (\$0.25 per \$500 of purchase price)	\$63	\$125	\$250	\$375	\$500
Local Transfer Tax (varies by municipality)	_____	_____	_____	_____	_____
Closing Protection Letter	\$50	\$50	\$50	\$50	\$50
City of Chicago Water Certification \$50 (Only for properties located in Chicago)	_____	_____	_____	_____	_____
Chicago Water Cert Processing Fee \$75 (Only for properties located in Chicago)	_____	_____	_____	_____	_____
Zoning Certification \$120 (Single family, multi-unit buildings, or certain townhomes)	_____	_____	_____	_____	_____
Zoning Certification Processing Fee \$75 (Single family, multi-unit buildings, or certain townhomes)	_____	_____	_____	_____	_____
Survey (Single family, apartment buildings, and certain townhomes; not condominiums)	\$450-\$800	\$450-\$800	\$450-\$800	\$450-\$800	\$450-\$800
Attorney Fees	\$600-\$1,000	\$600-\$1,000	\$600-\$1,000	\$600-\$1,000	\$600-\$1,000
Real Estate Tax Credit to date of closing	_____	_____	_____	_____	_____
Special Assessment, if applicable	_____	_____	_____	_____	_____
Misc.	\$200	\$200	\$200	\$200	\$200
<b>TOTAL ESTIMATED CLOSING COSTS</b>	_____	_____	_____	_____	_____

**SELLER WORKSHEET**

Purchase Price	\$ _____
Less Mortgage Balance & Interest to Closing Date	( \$ _____ )
Less Estimated Closing Costs	( \$ _____ )
<b>TOTAL ESTIMATED NET PROCEEDS</b>	<b>= \$ _____</b>



## **SELLER'S CLOSING COST TERMINOLOGY**

### **Attorney Fee**

The cost of services performed by the attorney representing a seller in a home purchase.

### **Brokerage Commission**

The commission charged by a real estate brokerage company for listing a property and brokering its sale.

### **City of Chicago Water Certification and Processing Fee**

The City of Chicago requires a water certification for any property transaction within the city regardless of whether the property has water services or not. The certificate confirms that the property's water bill has been paid in full. In condominiums, the association typically pays the water bill, but a water certification is still required for the sale of any units, including parking spaces and storage spaces. The processing fee is the cost to obtain the certificate.

### **Closing Protection Letter**

At the closing table the title company is responsible for disbursing funds to the buyer, the seller, the lender and any taxing authorities. A closing protection letter is an agreement from a title insurance underwriter to a lender that indemnifies the lender against actual losses caused by certain kinds of misconduct by the closing agent.

### **Commitment Update/Later Date**

A second title search performed after the initial search, but prior to closing to ensure that nothing has happened to the chain of title since the initial search.

### **Escrow**

A special account where monthly insurance and tax payments are held until they are paid out each year. The escrow amounts are typically included in a borrower's monthly mortgage payment. In some States escrow also refers to the company handling the sale/purchase transaction. In Illinois, this is the title company.

### **Later Date**

A fee charged to run an updated title search immediately prior to closing.

### **Recording Fees**

The mortgage release and any other lien releases must be recorded with the county in which the property is located.

### **Settlement/Closing Services**

Title company services provided at the closing table and on behalf of the buyer. Services include the receipt and transfer of purchase funds from the lender and buyer to the seller, and the transfer of legal title from the seller to the buyer. This is typically paid by the buyer, but when the buyer is not financing the purchase, this fee is split per the purchase contract.

### **Special Assessment**

Typically, a one-time or temporarily reoccurring charge by a homeowner's, townhome association, condominium association, or municipality to fund an immanent need such as a major capital improvement.

### **Survey**

An assessment of property lines to determine the exact amount of land that a homeowner owns, including any easements or encroachments on a property.

## **Tax Credits**

Credits from the seller to the buyer to cover the cost of taxes accrued by the seller that will become due after the buyer takes possession of the property.

## **Title Insurance**

An insurance policy guaranteeing that the title to a parcel of real property is clear and properly in the name of the title owner, and that the owner has the right to deed the property (convey or sell) to another. Should a problem later arise with the title (such as an inaccurate description), the title insurance company will pay the damages to the new title holder or secured lender, or take steps to correct the problem. A Lender's Title Insurance Policy or Mortgage Insurance Policy protects the lender up to the amount borrowed from the bank and is usually purchased by the buyer. An Owner's Title Insurance Policy protects the buyer up to the purchase price of the home and is usually purchased by the seller.

## **Transfer Taxes (Transfer Stamps)**

State, county and/or municipality taxes charged at the time of a property's sale. Illinois transfer taxes are \$.50 per \$500 of the sale price and are typically paid for by the seller. County transfer taxes are \$.25 per \$500 of the sale price and are typically paid for by the seller. Municipality transfer taxes vary in amount, and the taxing authority dictates whether the tax is a buyer or seller cost.

## **Zoning Certification and Processing Fee**

A zoning certificate shows the current zoning of the property, its authorized use, and its conforming, legal nonconforming, or illegal nonconforming status. The processing fee is the cost to obtain the certificate.

## **HELPFUL RESOURCES**

Contact your BHHS Chicago Realtor® or visit the links below to find more information about the buyer process, estimated costs and more.

Prosperity Home Mortgage: <https://illinois.phmloans.com>

Fort Dearborn Insurance: [www.FDInsurance.com](http://www.FDInsurance.com)

Fort Dearborn Title: [www.FDTitle.com](http://www.FDTitle.com)