

ESTIMATED BUYERS CLOSING COST WORKSHEET

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Earnest \$: _____ Price of Property: \$ _____

Closing Date: _____ Days left in Yr. _____ Amount Borrowed: \$ _____

(POC = Paid Outside Closing PBS = Closing Costs Paid by Seller Earnest = \$ deposit in trust account when making offer)

Down Payment: \$ _____ (_____ % of property purchase price)

Appraisal Fee: \$ _____ (PBS*POC) (\$400 - \$600: land generally cheaper than homes)

Loan Orig. - Disc. Pts: \$ _____ (PBS) (depends on lender - 1% of loan is common + fees)

Title Insurance: \$ _____ (PBS) (rough estimate: \$2 per thousand of purchase price)

Survey: (NOT ALWAYS REQUIRED) \$ _____ (PBS*POC) (\$500 for most houses and \$400 for most land)

Eleva. Cert. (USUALLY AVAILABLE) \$ _____ (PBS*POC) (\$400 - \$500: determines flood insurance costs)

Home Inspection: \$ _____ (PBS*POC) (\$400 - \$600: depends on the size of the house)

Pest Inspection: \$ _____ (PBS*POC) (\$125: determines the presence of termites, etc.)

Septic Inspection: \$ _____ (PBS*POC) (\$250-450 condition of septic drain field &/or tank)

Property Taxes: (prorate for current yr.) \$ _____ (SEE BELOW: MULTIPLY PER \$100 OF THE TAX VALUE)

\$ _____ Year Tax Value \$ _____ rate: _____

Attorney: (REQUIRED IN NC) \$ _____ (PBS) (\$600 - \$1200: recording & overnite fees not included)

Flood Ins: (1 yr. + 4 mos. escrow) \$ _____ + _____ (rated by the flood designation & elevation certificate)

Property Ins: (1 yr. + 4 mos. escrow) \$ _____ + _____ (rough: \$1000 for every \$100,000 of value insured)
(Liability, hazard, fire, theft)

Mortgage Interest \$ _____ (Days remaining in month of closing _____)

GROSS CLOSING COSTS: \$ _____ (Total closing cost for the transaction)

PAID BY SELLER (PBS): \$(_____) (closing costs paid by Seller - permitted by lender)

NET FROM BUYER \$ _____ total out of pocket money for closing on property.

POC _____ + Earnest _____ \$(_____) (Survey, appraisal, inspections, good faith deposit, etc.)

EST. \$ DUE DAY OF CLOSING: \$ _____ (exact #'s on HUD-1 prepared by closing attorney)

CALCULATE TAXES: ASSESSED TAX VALUE DIVIDE IT BY 100 & THEN MULTIPLE IT BY THE TAX RATE. **Currituck County/Corolla Tax Rate .32**

Avon	0.3935	Frisco	0.3885	Manns Harbor	0.395	Mashoes	0.3475	Martins Point	0.38
Buxton	0.4085	Hatteras	0.446	Manteo Inc.	0.515	Nags Head	0.4375	Salvo	0.41
Colington	0.435	KDH	0.485	Manteo Out	0.3825	Rodanthe	0.405	Waves	0.405
East Lake	0.3475	KH	0.46	KDH Out	0.435	Duck	0.395	Southern Shores	0.42