



Balsam Real Estate
SETTLEMENT COMPANY

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Estimated Closing Costs

The following schedule is to be used as a guideline to estimate your Closing costs, and is based on a standard Closing without extra searches, deeds, etc.

Seller

Deed Preparation (If we also represent your buyer deed fee is reduced to (\$100))	\$125
Closing Fee	ZERO
State 1% transfer tax (based on selling price)	
Payoff off existing mortgage on the property being conveyed	
Local property and school taxes (prorated either as a payment or a credit back to seller)	
Mortgage Preparation (only if seller holds a mortgage)	
Miscellaneous costs: (Overnight mail, Electronic Funds Transfers, document printing, Etc)	

Buyer

PA State 1% transfer tax (based on selling price)	
Local property and school taxes (prorated either as a payment or a credit to buyer)	
Mortgage fees to Lender (Based on Lender's fee schedule)	
Recording Fee for Deed for up to 4 pages, 4 names, 1 Lot.	\$42.00
Recording Fee for mortgage for up to 16 pages.	\$68.00
Miscellaneous costs: (Overnight mail, Electronic Funds Transfers, document printing, Etc)	
Title Insurance (based on purchase price) Includes standard full 60 year search. Call our office or check our website for rate.	
Balsam's Closing fee: (When you obtain Title Insurance and we handle your Closing, we do not charge a Closing fee)	ZERO