



CHICAGO TITLE
OF COLORADO

CLOSING COSTS

Who pays what in Colorado

	CASH	FHA	VA	CONV
1. Downpayment	BUYER	BUYER	BUYER	BUYER
2. Property inspection (if requested by buyer)	BUYER	BUYER	BUYER	BUYER
3. Property repairs, if any (negotiable)	SELLER	SELLER	SELLER	SELLER
4. New loan origination fee (negotiable)		BUYER	BUYER	BUYER
5. Discount points (negotiable)		BUYER	SELLER	BUYER
6. Document preparation fee (charge seller on FHA/VA)		SELLER	SELLER	BUYER
7. Credit report		BUYER	BUYER	BUYER
8. Appraisal or extension fee (negotiable)		BUYER	BUYER	BUYER
9. Interest proration on seller's existing loan				
10. Existing loan payoff	SELLER	SELLER	SELLER	SELLER
11. Existing loan payoff demand	SELLER	SELLER	SELLER	SELLER
12. Loan prepayment penalty (if any)	SELLER	SELLER	SELLER	SELLER
13. Next month's PITI payment		BUYER	BUYER	BUYER
14. Prepaid interest (approximately 30 days)		BUYER	BUYER	BUYER
15. Reserve account balance (credit seller / charge buyer)		PRORATE	PRORATE	PRORATE
16. FHA MIP, VA funding fee, PMI premium		BUYER	BUYER	BUYER
17. Assessment payoff or proration (sewer, paving, etc.)	SELLER			
18. Taxes	PRORATE	PRORATE	PRORATE	PRORATE
19. Tax impounds		BUYER	BUYER	BUYER
20. Tax service contract		SELLER	SELLER	BUYER
21. Fire/hazard insurance	BUYER	BUYER	BUYER	BUYER
22. Flood insurance		BUYER	BUYER	BUYER
23. Homeowner Association (HOA) transfer fee	SPLIT	SPLIT	SELLER	SPLIT
24. HOA/disclosure fee	SELLER	SELLER	SELLER	SELLER
25. Current HOA payment	PRORATE	PRORATE	PRORATE	PRORATE
26. Next month's HOA payment	BUYER	BUYER	BUYER	BUYER
27. Home warranty premium (negotiable)				
28. REALTOR® commissions	SELLER	SELLER	SELLER	SELLER
29. Homeowner title policy	SELLER	SELLER	SELLER	SELLER
30. Lenders title policy and endorsements		BUYER	BUYER	BUYER
31. Account servicing set-up fee (negotiable)				
32. Escrow Fee (note: charge seller on VA loan)	SPLIT	SPLIT	SELLER	SPLIT
33. Recording fees (flat rate)	SPLIT	SPLIT	SPLIT	SPLIT
34. Reconveyance/satisfaction fee	SELLER	SELLER	SELLER	SELLER
35. Courier/express mail fees	SPLIT	SPLIT	SELLER	SPLIT
36. Wire fees	SPLIT	SPLIT	SELLER	SPLIT
37. Email loan documents		BUYER	SELLER	BUYER

Note: Prorated items will appear on Closing Statements as charges for one and credits for the other.

Chicago Title of Colorado

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