



**CAPSTONE REALTY**

# OUT OF POCKET EXPENSES

## APPRAISAL

**\$400-\$500**

- Required by the lender to get an opinion of the value of the home
- Paid directly to the lender at the time the lender orders the appraisal
- If the home does not appraise for at least the loan amount, the buyer may be required to pay the difference between the loan amount and the appraised value (Depends on the type of loan)

## EARNEST MONEY

**\$500-\$1000 OR 1% of the Purchase Price**

- A Good faith Deposit given at the time of contract
- Earnest Money is credited back to the buyer at closing
- Needs to be a personal check, money order, or cashier's check. (No Cash)

## CLOSING COST

**About 3%-4% of the purchase price**

- Closing costs include - Lender Fees, Attorney Fees, Property Taxes, and Insurance
- Paid on the day of closing
- Sometimes the seller will help the buyer pay the closing cost (Depends on the Market)

## HOME INSPECTION

**\$350-\$550**

- Cost depends on the size of the home and/or age of the home
- Paid directly to the home inspector at the time of the inspection
- Inspection will take place within 10 business days of officially going under contract

## DOWN PAYMENT

**Depends on the type of Loan**

- A percentage of the purchase price - 3%, 3.5%, 5%, 10%, 20%
- Paid on the day of closing
- The higher the down payment, the lower your loan amount and monthly payment will be.