

Who Pays What... In Santa Clara County?

The **SELLER** can generally be expected to pay:

- Real estate commission
- Escrow fee
- Buyer's title insurance premium
- 50% of any city transfer/conveyance tax according to contract
- Document transfer tax (\$1.10 per \$1,000.00 of sales price)
- Document preparation fee
- Notary fees
- Recording charges to clear all documents of record against seller
- Property tax proration (to date of acquisition)
- Termite inspection according to contract
- Work/repairs required according to contract
- Homeowner's association statement fee and prorata dues (to date of acquisition)
- Home warranty according to contract
- Special delivery/courier fees, if required
- Bonds or assessments according to contract
- Any buyer's new loan charges specified by lender for seller to pay (e.g. FHA/VA costs)
- Matters of record against the property or seller (loans, tax liens, judgments, etc.) and fees required to clear them (statement fees, reconveyance/trustee fees and prepayment penalties)

The **BUYER** can generally be expected to pay:

- Lender's new loan charges (except for those required by lenders for seller to pay, e.g. FHA/VA)
- Interest on new loan from date of funding to 30 days prior to first payment
- Lender's title insurance premium
- 50% of any city/transfer conveyance tax according to contract
- County preliminary change of ownership fee
- Document preparation fee
- Notary fees
- Recording charges for all documents in buyer's name
- Property tax proration (from date of acquisition)
- Inspection fees according to contract (termite, roof, property, geological, etc.)
- Fire insurance premium for first year
- Homeowner's association transfer fee and p
- Home warranty according to contract
- Special delivery/courier fees, if required
- Assumption/change of records fee, if taking over existing loan
- Other prorations (rents, insurance, etc.)
- Matters of record against the buyer (tax liens, judgments, etc.) and fees required clearing them

Check with your escrow officer for additional costs that may be unique to your city.

In Santa Clara County, the buyer or seller customarily pays some of the fees listed above. All fees charged are governed by the terms of the sales contract and other written escrow instructions from buyer and seller.