

BUYER'S ESTIMATED COSTS AND DEPOSIT MONEY NOTICE

BEC

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of REALTORS® (PAR).

PROPERTY BUYER SETTLEMENT DATE PURCHASE PRICE \$

- 1. Title (A) Title Search/Insurance (B) Closing Protection Letter (C) Title Endorsements (D) Mechanics Lien Insurance (E) Settlement/Notary Fees (F) Recording Fees (Mortgage/Deed) (G) Transfer Tax (H) Survey (I) Domestic Lien Search (J) "Patriot Act" Search (K)

First Mortgage -- Estimated Monthly Payments INITIALLY Mortgage Type: Fixed Rate Adjustable Rate Based on \$, for years, at the following rate(s): Principal and Interest Taxes Property Insurance Mortgage Insurance Premium Condo/Homeowner's Assoc. Fees Estimated Total

- 2. Broker's Fee 3. Property Insurance (e.g., Homeowner's Insurance) (A) First Year's Premium (B) Lender Escrow

Second Mortgage -- Estimated Monthly Payments INITIALLY Mortgage Type: Fixed Rate Adjustable Rate Based on \$, for years, at the following rate(s): Principal and Interest

- 4. Adjustments (+/-) (A) School Tax (B) County Tax (C) Municipal Tax (D) Lender Escrows (E) Association Fees (prorations) (F) Association Fees (capital contributions, etc.) (G) Lienable Utilities

Combined Total (Total of first & second mortgages) If the interest rate is higher or lower than shown above, total monthly payments will be higher or lower. Consult the mortgage lender for more information about mortgage costs and terms.

- 5. Inspection Fees (A) Property Inspection (B) Wood Infestation (C) Radon (D) Water (E) Sewer (F) Other (e.g., lead paint)

SUMMARY OF TOTAL MONIES NEEDED Purchase Price Estimated Costs (from left column, incl. MIP & VA Funding Fee, if any) TOTAL CASH REQUIRED (subtotal) Less Mortgage Amt. (including MIP & VA Funding Fee, if financed) Less Seller Assist and Credits (if any) Less Deposits (if any) BALANCE DUE AT SETTLEMENT

- 6. Lender (A) Fees Charged as Percentage of Loan (B) Appraisal & Credit Report(s) (C) Mortgage Insurance Lender Escrow (D) Mortgage Insurance Premium (E) VA Funding Fee (F) Preparation Mortgage Documents (G) Interest from settlement date until end of month, at \$ per day (H) Miscellaneous Fees (e.g., flood cert., tax service, courier, etc.) (I)

NOTE: Fees from the left column paid before settlement will be subtracted from this amount.

- 7. Home Warranty 8. Other Estimated Costs

DEPOSIT MONEY NOTICE TO BUYER (if applicable) LISTING BROKER (Broker for Seller): SELLING BROKER: 1. Listing Broker is a Pennsylvania licensed real estate broker who is required to hold your sales deposit in escrow. 2. Selling Broker is accepting your deposit on behalf of and for transfer to the Listing Broker. 3. If the deposit is in the form of a check, the check must be made payable to the Listing Broker.

* payment may be required before settlement ** usually financed in mortgage amount

Buyer understands that the estimated costs are based on the best information available at this date and may be higher or lower at settlement.

BUYER DATE BUYER DATE BUYER DATE BROKER (Company Name) PROVIDED BY (Licensee) DATE