



***AUGUSTIN G. SIMMONS, ESQ.**
*ALSO LICENSED IN MISSOURI

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2017 RATE SHEET

INCIDENTAL EXPENSES:

Recording Fees: \$10.00 for the first page and \$8.50 for each additional page.

Deeds: State Documentary Stamps required (.70 per each \$100 or fraction thereof).

Mortgage: State Documentary Stamps required (.35 for each \$100 or fraction thereof). Intangible Tax required (.20 for each \$100).

Settlement Fee: Ranges between \$200.00 and \$400.00.

USUAL DISTRIBUTION OF CLOSING COSTS:

BUYER:

1. **Financing**
 - (a) Appraisal
 - (b) Loan Service
 - (c) Credit Report
 - (d) FHA or VA Fees
 - (e) Prepaid interest, if any
 - (f) Prepaid insurance and Tax Reserves
2. Mortgagee's Title Insurance Policy
3. Doc Stamps (.35 per \$100) on Note
4. Intangible Tax (.002 x Mtg. Amount)
5. Recording of Deed and Mortgage
6. Pest Inspection and Survey
7. Insurance Premiums

SELLER:

1. Title Evidence/Lien Search
2. Owner's Title Insurance Policy
3. State Transfer Tax (.70 per \$100)
4. Cancellation of existing Liens
 - (a) Mortgages
 - (b) Judgment Liens
 - (c) Federal Tax Liens, etc.
5. Cancellation Fees
6. Special Assessments and Taxes
7. Tax Proration
8. Real Estate Commission
9. Mortgage prepayment Penalty, if any
10. Interest to Date of Proration or Assumed Mortgages
11. Lenders Services Charge on VA or FHA Loans, if any.
12. Rent Protection

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