

# COMMON CLOSING COSTS

Below are some typical closing costs incurred during a real estate transaction. Placer Title's Escrow Officer reviews and explains the specific fees for a particular transaction during the signing appointment, but can explain any of these costs earlier if so requested. Not every transaction will have these costs.

FEE/COST	PARTY CHARGING THE FEE/COST	DESCRIPTION OF THE FEE/COST
County Transfer Tax	County	Charged in transactions where there is a transfer of title. Tax is calculated based upon the sale's price of the property.
City Transfer Tax	City	Charged by some cities as an additional transfer tax.
Electronic Recording	Service Provider	Charged for electronically recording documents.
Recording Fees	County Recorder	Charged for recording documents with the County (e.g., grant deed, deed of trust for a loan)
Messenger Fee	Messenger/ Courier Service	Charged if a special messenger is needed during the course of the transaction. Fee is based upon the distance traveled.
HOA Document Transfer Fee	HOA	Charged for processing Homeowner's Association paperwork and transferring membership to new owner.
Lender's Title Policy	Title	The title policy is issued to protect the lender and insure the lien position. The title premium is based upon the loan amount unless it is a negative amortization loan.
Lender's Endorsement(s)	Title	Charged for endorsement(s) required by lender to cover additional risks not covered by the underlying title policy.
Owner's Title Policy	Title	The owner's policy is issued to protect the new owner's legal title to the property. The premium is based upon the sale's price.
Escrow Fee	Escrow	Charged by escrow agent for handling and disbursing funds to close the transaction (i.e. obtaining payoff demands, disbursing funds to pay off of seller's loans and/or property taxes, holding and disbursing funds from the new lender). This fee is often split between buyer and seller, but varies.
Notary/Signing Fee	Escrow/Notary	Charged in most transactions, and amount of fee may vary depending on the location where the signing occurs. Fee will be charged through escrow, but comes from notary.
Documentation Preparation Fee	PTC does not charge for this service in most cases	Fee will be imposed by PTC if preparing more than three (3) documents in the transaction for recording.

*The information provided on this handout is intended as general information only. Please consult a Placer Title Escrow Officer with closing cost questions on a specific transaction.*