



SELLER CLOSING COSTS WORK SHEET

ABSTRACT Depends on how long ago the last update was done. Will range from \$65 for one year to \$300 for a new 40-year abstract. Rates vary with abstract company	
SURVEY Depends on the type and scope of survey required. A survey of a large acreage will cost more, for example, than a survey of a city lot. Rates vary with surveyors.	
TAX SEARCH Varies with the taxing jurisdiction. Usually less than \$10.	
RECORDING MORTGAGE DISCHARGE	\$5.00
STAMPS ON DEED \$4.00 per thousand of sale price.	
ATTORNEY FEE Varies with attorney. Usually \$600 and up.	
WATER, SEPTIC & FLOW TESTS About \$400. Vary with the inspection company.	
STATE TRANSFER FILING FEE	\$1.00
REAL ESTATE COMMISSION As negotiated with Listing Broker	
PAY OFF EXISTING MORTGAGE(S) & INTEREST (if applicable)	
DELINQUENT REAL PROPERTY TAXES (if applicable)	

Sellers will receive certain reimbursements at closing. For example, sellers are reimbursed for pre-paid property taxes on a prorated basis and for unused fuel remaining with the property.

Actual closing costs are calculated just before closing by the Seller's Attorney. This worksheet is intended to be used as a guide and may or may not include all the closing costs involved in any particular transaction.