

HOW MUCH ARE MY CLOSING COSTS & WHAT IS MY TOTAL CASH TO CLOSING?

1. TOTAL LENDER FEES

This number changes from lender to lender and when shopping for your absolute best loan terms make sure to get each lenders **total** closing costs by asking them to itemize each as,

- | | | |
|---|-------------------------|----------------------------|
| 1. ORIGINATION FEES +
This fee goes directly to your Loan Officer & Lender | \$ <input type="text"/> | blink \$0 |
| 2. PROCESSING FEES
Usually \$500 - \$1,000 for either an in-house or a 3rd party person to assist in the fulfillment of your loan | \$ <input type="text"/> | blink \$0 |
| 3. UNDERWRITING FEES
Typically \$1,000 - \$1,500 that help cover overhead and administrative costs incurred by your lender (plus it adds to their overall profit margins) | \$ <input type="text"/> | blink \$0 |
| 4. OTHER FEES
Here you're looking for things like Admin, Application, Rate Lock and/or any other creatively marketed fees that add to your bottom line | \$ <input type="text"/> | blink \$0 |
| 5. INTEREST RATE BUY DOWN
Here you are buying down your interest rate to receive a lower rate than the market is currently offering | \$ <input type="text"/> | blink \$YOUR CHOICE |
| ADD IT ALL UP! TOTAL LENDER COSTS | \$ <input type="text"/> | |

**** The numbers below do not change from lender to lender as mortgage lenders do not impact these costs.**

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|---|-------------------------|--|
| 2. DOWN PAYMENT * | \$ <input type="text"/> | * Total dollar amount you are placing as a Down Payment |
| 3. CLOSING COSTS * | \$2,000 | * 3rd party costs like Appraisal, Attorney, Recording, Survey, Title Company and a few others. This amount tends to range from \$1,500 - \$2,500 |
| 4. PRE-PAID ITEMS *
Purchase Price X .75% | \$ <input type="text"/> | * Includes your initial 12 months of homeowners insurance and daily interest |
| E. ESCROW SET UP *
Purchase Price X .75% | \$ <input type="text"/> | * Want your property taxes and homeowners insurance included in your monthly payment instead of paying them as a lump sum once a year? This is where you set that up |
| F. EARNEST MONEY * | \$ <input type="text"/> | * Typically 1% of the Purchase Price and is your good faith deposit |

G. CALCULATE YOUR TOTAL

A + B + C + D + E - F = YOUR ESTIMATED TOTAL MONEY TO CLOSING

\$

QUESTIONS? GET ANSWERS AT BLINKLENDING.COM