

# CLOSING DISCLOSURE

## Transaction Information

Borrower: David Kim and Sarah Kim  
Property: 321 Pine Street, San Antonio, TX 78201  
Sale Price: \$295,000

## CLOSING COST ALLOCATION ISSUES

### ***BUYER-PAID COSTS (Issues Highlighted):***

Title and Insurance Costs:

- Owner's Title Insurance: \$1,650.00 ■■ SHOULD BE SELLER-PAID
- Lender's Title Insurance: \$850.00 ✓ Correctly buyer-paid
- Title Search Fee: \$450.00 ■■ TYPICALLY SELLER-PAID

Recording and Transfer Costs:

- Deed Recording Fee: \$125.00 ■■ SHOULD BE SELLER-PAID
- Mortgage Recording Fee: \$75.00 ✓ Correctly buyer-paid
- Transfer Tax: \$1,475.00 ■■ TYPICALLY SELLER-PAID

Warranty and Protection:

- Home Warranty Premium: \$595.00 ■■ SHOULD BE SELLER-PAID
- Termite Inspection: \$125.00 ■■ TYPICALLY SELLER-PAID

Survey and Inspections:

- Property Survey: \$525.00 ✓ Correctly buyer-paid
- Home Inspection: \$450.00 ✓ Correctly buyer-paid

### ***SELLER-PAID COSTS:***

- Real Estate Commission: \$17,700.00 ✓
- Attorney Fee: \$750.00 ✓

## ANALYSIS:

Improperly Allocated to Buyer: \$4,445.00

Items that should typically be seller-paid:

1. Owner's Title Insurance: \$1,650.00
2. Title Search Fee: \$450.00
3. Deed Recording Fee: \$125.00
4. Transfer Tax: \$1,475.00
5. Home Warranty: \$595.00
6. Termite Inspection: \$125.00

## RECOMMENDATION:

Review your purchase contract to confirm fee allocation agreements.  
These costs may have been improperly shifted to the buyer.