



TEXAS ASSOCIATION OF REALTORS®
APPROXIMATION OF BUYER'S CLOSING COSTS

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The figures below are approximates and are not guaranteed. Actual costs and proceeds will vary.

Buyer: _____

Property Address: _____

Buyer's Anticipated Financing: Conventional VA FHA USDA Reverse Mortgage
 Assumption Owner Cash

Approximate Costs

Attorney's Fees / Doc. Prep. _____
 Brokers' Fees _____ % _____
 Condo. Transfer Fee _____
 Copies (Restrictions & Esmnts) _____
 Courier & Express Mail Fees _____
 Escrow Fee (one-half) _____
 Inspector Fees (Buyer's Insp.) _____
 Lender & Loan Fees:
 Amortization Schedule Fee _____
 Application Fee _____
 Appraisal Fee _____
 Assumption Fee _____
 Credit Report Fee _____
 Discount Points _____ % _____
 EPA Endorsmnt (new const.) _____
 Final Inspection Fee _____
 Flood Certificate Fee _____
 Origination Fee _____ % _____
 Photo Fees _____
 Processing Fee _____
 Repairs Required by Lender _____
 Tax Deletion (new const.) _____
 Tax Information Service Fee _____
 Termite Certificate Fee _____
 Underwriting Fee _____
 Recording Fees _____
 Residential Service Contract _____
 Survey Fee _____
 Taxes Due (Oct-Dec) _____
 Title Policy - Mortgagee's _____
 5% of Owner Title P - Boundary Del. _____
 Wiring Fees _____

 Total Approximated Costs _____

Approximate

Annual: Taxes: _____ % _____
 Insurance: _____ % _____
 Flood Ins.: _____ % _____

Prepaid Items

Interest for _____ days _____
 Tax Deposit (_____ mos.) _____
 Hazard Ins. (_____ mos.) _____
 Flood Ins. (_____ mos.) _____
 Mortgage Insurance _____
 HOA fees (prorated) _____

 Approximate Total Prepays: _____

Approximate Total Cash Due at Closing

Sales Price _____
 Add Approximate Costs _____
 Add Approximate Prepays _____
 Less Loan Amount (_____)
 Less Earnest Money (_____)
 Less Option Fee (_____)
 Less Items P.O.C. (_____)
 Less Para. 12 Allowances (_____)
 Less Other Credits (_____)
 Approximate Cash at Closing _____

Approximate Monthly Payments (_____ % _____ yrs)

Principal & Interest _____
 Escrow:
 Taxes _____
 Hazard Insurance _____
 Flood Insurance _____
 Mortgage Insurance _____
 HOA Fees _____

 Approximate Monthly Payment _____

Buyer may be required to pay some costs directly to the service providers before closing.

Prepared by: _____

EXHIBIT A

TEXAS TITLE INSURANCE BASIC PREMIUM RATES

Rates Effective May 1, 2013

| Policies Up To And Including | Basic Premium | Policies Up To And Including | Basic Premium | Policies Up To And Including | Basic Premium | Policies Up To And Including | Basic Premium |
|------------------------------|---------------|------------------------------|---------------|------------------------------|---------------|------------------------------|---------------|
| \$10,000 | \$238 | \$32,500 | \$398 | \$55,000 | \$556 | \$77,500 | \$716 |
| 10,500 | \$242 | 33,000 | \$401 | 55,500 | \$559 | 78,000 | \$720 |
| 11,000 | \$244 | 33,500 | \$405 | 56,000 | \$565 | 78,500 | \$725 |
| 11,500 | \$248 | 34,000 | \$408 | 56,500 | \$568 | 79,000 | \$729 |
| 12,000 | \$252 | 34,500 | \$412 | 57,000 | \$571 | 79,500 | \$730 |
| 12,500 | \$255 | 35,000 | \$415 | 57,500 | \$575 | 80,000 | \$734 |
| 13,000 | \$260 | 35,500 | \$419 | 58,000 | \$579 | 80,500 | \$738 |
| 13,500 | \$264 | 36,000 | \$422 | 58,500 | \$581 | 81,000 | \$742 |
| 14,000 | \$267 | 36,500 | \$426 | 59,000 | \$585 | 81,500 | \$744 |
| 14,500 | \$270 | 37,000 | \$429 | 59,500 | \$589 | 82,000 | \$748 |
| 15,000 | \$272 | 37,500 | \$433 | 60,000 | \$593 | 82,500 | \$753 |
| 15,500 | \$276 | 38,000 | \$437 | 60,500 | \$597 | 83,000 | \$757 |
| 16,000 | \$280 | 38,500 | \$441 | 61,000 | \$600 | 83,500 | \$759 |
| 16,500 | \$284 | 39,000 | \$443 | 61,500 | \$603 | 84,000 | \$762 |
| 17,000 | \$288 | 39,500 | \$447 | 62,000 | \$607 | 84,500 | \$767 |
| 17,500 | \$292 | 40,000 | \$450 | 62,500 | \$611 | 85,000 | \$770 |
| 18,000 | \$296 | 40,500 | \$455 | 63,000 | \$613 | 85,500 | \$773 |
| 18,500 | \$298 | 41,000 | \$457 | 63,500 | \$617 | 86,000 | \$776 |
| 19,000 | \$301 | 41,500 | \$462 | 64,000 | \$621 | 86,500 | \$781 |
| 19,500 | \$304 | 42,000 | \$465 | 64,500 | \$625 | 87,000 | \$785 |
| 20,000 | \$309 | 42,500 | \$469 | 65,000 | \$628 | 87,500 | \$788 |
| 20,500 | \$312 | 43,000 | \$471 | 65,500 | \$631 | 88,000 | \$791 |
| 21,000 | \$317 | 43,500 | \$475 | 66,000 | \$635 | 88,500 | \$795 |
| 21,500 | \$320 | 44,000 | \$479 | 66,500 | \$640 | 89,000 | \$799 |
| 22,000 | \$324 | 44,500 | \$483 | 67,000 | \$644 | 89,500 | \$801 |
| 22,500 | \$327 | 45,000 | \$487 | 67,500 | \$645 | 90,000 | \$804 |
| 23,000 | \$330 | 45,500 | \$490 | 68,000 | \$649 | 90,500 | \$809 |
| 23,500 | \$333 | 46,000 | \$493 | 68,500 | \$653 | 91,000 | \$813 |
| 24,000 | \$337 | 46,500 | \$497 | 69,000 | \$656 | 91,500 | \$817 |
| 24,500 | \$340 | 47,000 | \$499 | 69,500 | \$659 | 92,000 | \$819 |
| 25,000 | \$345 | 47,500 | \$503 | 70,000 | \$664 | 92,500 | \$823 |
| 25,500 | \$348 | 48,000 | \$508 | 70,500 | \$668 | 93,000 | \$827 |
| 26,000 | \$352 | 48,500 | \$512 | 71,000 | \$672 | 93,500 | \$831 |
| 26,500 | \$355 | 49,000 | \$515 | 71,500 | \$674 | 94,000 | \$832 |
| 27,000 | \$358 | 49,500 | \$518 | 72,000 | \$677 | 94,500 | \$837 |
| 27,500 | \$361 | 50,000 | \$522 | 72,500 | \$681 | 95,000 | \$842 |
| 28,000 | \$365 | 50,500 | \$525 | 73,000 | \$685 | 95,500 | \$845 |
| 28,500 | \$368 | 51,000 | \$527 | 73,500 | \$688 | 96,000 | \$847 |
| 29,000 | \$373 | 51,500 | \$531 | 74,000 | \$692 | 96,500 | \$851 |
| 29,500 | \$376 | 52,000 | \$536 | 74,500 | \$696 | 97,000 | \$855 |
| 30,000 | \$380 | 52,500 | \$540 | 75,000 | \$700 | 97,500 | \$859 |
| 30,500 | \$383 | 53,000 | \$543 | 75,500 | \$702 | 98,000 | \$862 |
| 31,000 | \$387 | 53,500 | \$547 | 76,000 | \$706 | 98,500 | \$866 |
| 31,500 | \$390 | 54,000 | \$550 | 76,500 | \$709 | 99,000 | \$870 |
| 32,000 | \$393 | 54,500 | \$553 | 77,000 | \$713 | 99,500 | \$873 |
| | | | | | | 100,000 | \$875 |

Title Basic Premium Calculation for Policies in Excess of \$100,000

Using the table below, apply these steps to determine basic premium for policies above \$100,000:

- Step 1 In column (1), find the range that includes the policy's face value.
- Step 2 Subtract the value in column (2) from the policy's face value.
- Step 3 Multiply the result in Step 2 by the value in column (3), and round to the nearest dollar.
- Step 4 Add the value in column (4) to the result of the value from Step 3.

(See examples provided following the table.)

| (1) Policy Range | (2) Subtract | (3) Multiply by | (4) Add |
|-------------------------------|-----------------|--------------------|------------|
| [\$100,001 - \$1,000,000] | 100,000 | 0.00554 | \$ 875 |
| [\$100,000,001 - \$5,000,000] | 1,000,000 | 0.00456 | \$ 5,861 |
| [\$5,000,001 - \$15,000,000] | 5,000,000 | 0.00376 | \$ 24,101 |
| [\$15,000,001 - \$25,000,000] | 15,000,000 | 0.00267 | \$ 61,701 |
| [Greater than \$25,000,000] | 25,000,000 | 0.00160 | \$ 88,401 |

Examples for Policies in Excess of \$100,000

Example 1:

- (1) Policy is \$268,500
- (2) Subtract \$100,000 ==> \$268,500 - \$100,000 ==> Result \$168,500
- (3) Multiply by 0.00554 ==> \$168,500 x 0.00554 ==> \$933.49 ==> Result = \$933
- (4) Add \$875 ==> \$933 + \$875 ==> Final Result = \$1,808

Example 2:

- (1) Policy is \$4,826,600
- (2) Subtract \$1,000,000 ==> \$4,826,600 - \$1,000,000 ==> Result \$3,826,600
- (3) Multiply by 0.00456 ==> \$3,826,600 x 0.00456 ==> \$17,449.30 ==> Result = \$17,449
- (4) Add \$5,861 ==> \$17,449 + \$5,861 ==> Final Result = \$23,310

Example 3:

- (1) Policy is \$10,902,800
- (2) Subtract \$5,000,000 ==> \$10,902,800 - \$5,000,000 ==> Result \$5,902,800
- (3) Multiply by 0.00376 ==> \$5,902,800 x 0.00376 ==> \$22,194.53 ==> Result = \$22,195
- (4) Add \$24,101 ==> \$22,195 + \$24,101 ==> Final Result = \$46,296

Example 4:

- (1) Policy is \$17,295,100
- (2) Subtract \$15,000,000 ==> \$17,295,100 - \$15,000,000 ==> Result \$2,295,100
- (3) Multiply by 0.00267 ==> \$2,295,100 x 0.00267 ==> \$6,127.92 ==> Result = \$6,128
- (4) Add \$61,701 ==> \$6,128 + \$61,701 ==> Final Result = \$67,829

Example 5:

- (1) Policy is \$39,351,800
- (2) Subtract \$25,000,000 ==> \$39,351,800 - \$25,000,000 ==> Result \$14,351,800
- (3) Multiply by 0.00160 ==> \$14,351,800 x 0.00160 ==> \$22,962.88 ==> Result = \$22,963
- (4) Add \$88,401 ==> \$22,963 + \$88,401 ==> Final Result = \$111,364