

PURCHASE COSTS

While we don't charge anything for our services, there may be some costs during the closing of your purchase that you should prepare for. Please let us know if you have any questions at all!

Here are some potential fees and other closing costs to be aware of:

- Home Inspection or Appraisal
- Condo Documents (if condo property) and condo move-in/move-out fees
- Legal Fees
- Your lawyer will also confirm the costs for:
 - Title Insurance
 - Adjustment of Utilities
 - Adjustment of Property Taxes (and setting up future payments through the lender or town/city, depending on the lender)
 - Adjustment of Condo Fees (if condo property)
- Home/Fire Insurance
- Moving Costs

CONFIRMING CLOSING COSTS FOR YOUR LENDER:

Your lender will require confirmation that you have enough funds available to cover your closing costs. The lender will ask to see 1.5% of the purchase price available in your bank account (in addition to any funds required for down payment). Alternatively, they will also accept a lawyer fee quote and a bank statement showing funds available to cover the quoted fee.