



## Buyer's Estimated Costs Worksheet For Montgomery County, Maryland and the District of Columbia

Property Address \_\_\_\_\_ Sales Price \_\_\_\_\_

Buyer's Name \_\_\_\_\_ Proposed Settlement Date \_\_\_\_\_

**Section Numbers correspond to HUD Settlement Sheet.  
Items marked "POC" will be paid outside the closing.**

**800 SECTION - ITEMS PAYABLE IN CONNECTION WITH THE LOAN**

- Loan Origination Fee/Discount Points (each point = 1 % of loan amt.) \$ \_\_\_\_\_
- Appraisal (\$300-\$1,500) usually POC \$ \_\_\_\_\_
- Credit Report (\$15-\$75) usually POC \$ \_\_\_\_\_
- Misc. Loan Fees (Doc. Preparation, Processing,  
Tax service, Underwriting, etc.: (\$450-\$1,000) \$ \_\_\_\_\_
- Second mortgage - if applicable
  - Loan Origination Fee/Discount Points \$ \_\_\_\_\_
  - Misc. Loan fees for second mortgage (\$150-\$500) \$ \_\_\_\_\_

*Note - Some or all of the above charges may appear as one lump sum on the final settlement statement.*

**900 SECTION - PREPAIDS ITEMS**

- Prepaid Interest on new loan (estimate 30 days) \$ \_\_\_\_\_
- Mortgage Insurance: \$ \_\_\_\_\_
  - (Conventional - typically none if more than 20% down;  
with less than 20% down check with Lender for  
special programs)**
  - (FHA or VA Funding Fee – Check with Lender)**
- Homeowner's Insurance Premium - 1 year  
(Consult your insurance agent) usually POC \$ \_\_\_\_\_

**1000 SECTION - ESCROWED ITEMS**

- Homeowner's Insurance (2 months premium) \$ \_\_\_\_\_
- Real Estate Taxes:
  - Maryland (estimate 10 months)  
(14 months if Seller or Buyer is not an owner occupant) \$ \_\_\_\_\_
  - District of Columbia (estimate 5 months) \$ \_\_\_\_\_
- Mortgage Insurance Premium (check with lender) \$ \_\_\_\_\_

**1100 SECTION - TITLE CHARGES**

- Settlement Fee, including: Settlement Fee/Title Abstract  
and Examination, Doc. Preparation, Title Binder, Notary,  
Misc. (\$500 - \$1,000); 2<sup>nd</sup> Trust may incur Additional Fee \$ \_\_\_\_\_

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Title Insurance (check appropriate box): \$ \_\_\_\_\_

(Reissue Rate may be available)

Lender's Coverage only - \$2.80 per \$1,000 of loan amount (MD)  
\$4.50 per \$1,000 of sale price (DC)

Owner's Coverage only - \$4.00 - \$4.75 per \$1,000 of sale price (MD)  
\$5.70 - \$7.00 per \$1,000 of sale price (DC)

Owner's & Lender's Coverage (add \$100- \$150 to Owners)

*Note - Some or all of the above charges may appear as one lump sum on the final settlement statement.*

**1200 SECTION MONTGOMERY COUNTY GOVERNMENT RECORDING AND TRANSFER CHARGES**

Recording Fees - Deed, Mortgage, etc. (\$80 - \$150) \$ \_\_\_\_\_

County Transfer Tax (check appropriate box): \$ \_\_\_\_\_

Unimproved/non-residential property: 1% of sales price

Residential \$70,000 or more 1% of sales price

\$40,000 to \$69,999 - 1/2% of sales price

Less than \$40,000 - 1/4% of sales price

State Transfer Tax (1/2% of sales price)

(Reduced to 1/4% and the 1/4% must be paid by Seller if Buyer is a First-Time Maryland Owner Occupant Home Buyer)

\$ \_\_\_\_\_

Recordation Tax/Stamps

.69% of sales price up to \$500,000

1.0% of any portion of sales price over \$500,000

(Subtract \$345 if the property will be Buyer's Principal Residence as defined by Montgomery County law.)

\$ \_\_\_\_\_

**If the loan amount exceeds the Contract Purchase Price additional Recordation Taxes will be assessed.**

**NOTE: Unless otherwise negotiated the transfer and recordation taxes above are divided equally between Buyer and Seller, except in the case where Buyer qualifies as a First-Time Maryland Owner Occupant Home Buyer. In such case, where Buyer does qualify as a First-Time Maryland Owner Occupant Home Buyer, then the transfer and recordation taxes shall be paid entirely by Seller, unless otherwise negotiated.**

**1200 SECTION DC GOVERNMENT RECORDING AND TRANSFER CHARGES**

Recording Fees - Deed, Mortgage, etc. (\$120 - \$220) \$ \_\_\_\_\_

Recordation Tax

• 1.1% of sales price if price is under \$400,000

• 1.45% of sales price if sales price is \$400,000 or higher

\$ \_\_\_\_\_

**If the loan amount exceeds the Contract Purchase Price additional Recordation Taxes may be assessed.**

Cooperatives will have an Economic Interest tax or 2.9% of the Sales Price.

This tax is normally split between buyer and seller, please consult your Sales Contract.

\$ \_\_\_\_\_

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**1300 SECTION ADDITIONAL CHARGES**

Survey (House Location Drawing \$200 - \$500) or Boundary Survey (\$500 - \$3,000)	\$ _____
Pest Inspection (\$50 - \$150)	\$ _____
Inspection Fees (Home <input type="checkbox"/> , Lead <input type="checkbox"/> , Radon <input type="checkbox"/> ) usually POC	\$ _____
Condominium, Cooperative or HOA Dues (Proration plus 1 full month or quarter)	\$ _____
Buyer Broker Commission	\$ _____
Other	\$ _____
<b>TOTAL ESTIMATED COSTS</b>	<b>\$ _____</b>

**Estimated Monthly Payment**

P&I (at _____ %) (1 <sup>st</sup> mortgage)	\$ _____
P&I (at _____ %) (2nd mortgage)	\$ _____
1/12 <sup>th</sup> annual Property Taxes	\$ _____
1/12 <sup>th</sup> annual Hazard Insurance	\$ _____
1/12 <sup>th</sup> annual Mortgage Insurance	\$ _____
<b>Total Est. Monthly Payment to Lender</b>	<b>\$ _____</b>
Monthly Condo/Coop/HOA Fee	\$ _____
<b>Total Estimated Monthly Payment</b>	<b>\$ _____</b>

**Estimated Funds Required to Purchase**

Sales Price	\$ _____
Estimated Settlement Costs +	\$ _____
Loan Amt. (1 <sup>st</sup> mortgage)	- \$ _____
Loan Amt. (2 <sup>nd</sup> mortgage)	- \$ _____
Credits from Seller, if applicable	- \$ _____
<b>Estimated Total</b>	<b>= \$ _____</b>

**THE ABOVE FIGURES ARE ESTIMATES. RATES AND CHARGES VARY WITH LENDERS, ATTORNEYS, TITLE COMPANIES AND INSURANCE COMPANIES. COSTS ARE SUBJECT TO CHANGE AND ARE NOT GUARANTEED BY BROKER/AGENT. THE TOTAL ESTIMATED DUE AT SETTLEMENT (SEE ABOVE) MUST BE PAID BY CERTIFIED or CASHIER'S CHECK OR BY BANK WIRED FUNDS PAYABLE TO SETTLEMENT ATTORNEY OR TITLE COMPANY.**

**LENDERS REQUIRE A HAZARD INSURANCE POLICY WITH A PAID RECEIPT OR A CERTIFICATE OF CONDOMINIUM INSURANCE, WHERE APPLICABLE, PRIOR TO CLOSING.**

**Acknowledgement of Receipt:**

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Buyer Date