



## 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 \$ \_\_\_\_\_

©2016, Greater Capital Area Association of REALTORS®, Inc.

This Recommended Form is the property of the Greater Capital Area Association of REALTORS®, Inc. and is for use by REALTOR® members only.

Previous editions of this Form should be destroyed.

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)

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

County Recordation Tax (Rates Effective September 1, 2016)

.89% of sales price up to \$500,000

1.35% of any portion of sales price over \$500,000

(Subtract \$890 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.

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

©2016, Greater Capital Area Association of REALTORS®, Inc.

This Recommended Form is the property of the Greater Capital Area Association of REALTORS®, Inc. and is for use by REALTOR® members only.

Previous editions of this Form should be destroyed.

**1300 SECTION ADDITIONAL CHARGES**

Survey (House Location Drawing \$200 - \$500)  
or Boundary Survey (\$500 - \$3,000) \$ \_\_\_\_\_  
Pest Inspection (\$50 - \$150) \$ \_\_\_\_\_  
Inspection Fees (Home ☐ , Lead ☐ , Radon ☐ ) usually POC \$ \_\_\_\_\_  
Condominium, Cooperative or HOA Dues  
(Proration plus 1 full month or quarter) \$ \_\_\_\_\_  
Buyer Broker Commission \$ \_\_\_\_\_  
Other \$ \_\_\_\_\_  
**TOTAL ESTIMATED COSTS** \$ \_\_\_\_\_

**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 \$ \_\_\_\_\_  
**Total Est. Monthly Payment  
to Lender** \$ \_\_\_\_\_  
Monthly Condo/Coop/HOA Fee \$ \_\_\_\_\_  
**Total Estimated  
Monthly Payment** \$ \_\_\_\_\_

**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 - \$ \_\_\_\_\_  
**Estimated Total** = \$ \_\_\_\_\_

**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

©2016, Greater Capital Area Association of REALTORS®, Inc.

This Recommended Form is the property of the Greater Capital Area Association of REALTORS®, Inc. and is for use by REALTOR® members only.  
Previous editions of this Form should be destroyed.