

CLOSING COSTS: WHO PAYS WHAT IN ARIZONA

THIS CHART INDICATES WHO CUSTOMARILY PAYS WHAT COSTS

	CASH	FHA	VA	CONV
1. Downpayment	BUYER	BUYER	BUYER	BUYER
2. Termite (Wood Infestation) Inspection (negotiable except on VA)			SELLER	
3. Property Inspection (if requested by Buyer)	BUYER	BUYER	BUYER	BUYER
4. Property Repairs, if any (negotiable)	SELLER	SELLER	SELLER	SELLER
5. New Loan Origination Fee (negotiable)		BUYER	BUYER	BUYER
6. Discount Points (negotiable)		BUYER	BUYER	BUYER
7. Credit Report		BUYER	BUYER	BUYER
8. Appraisal or Extension Fee (negotiable)		BUYER	BUYER	BUYER
9. Existing Loan Payoff	SELLER	SELLER	SELLER	SELLER
10. Existing Loan Payoff Demand	SELLER	SELLER	SELLER	SELLER
11. Loan Prepayment Penalty (if any)	SELLER	SELLER	SELLER	SELLER
12. Next Month's PITI Payment		BUYER	BUYER	BUYER
13. Prepaid Interest (approx. 30 days)		BUYER	BUYER	BUYER
14. Reserve Account Balance (Credit Seller / Charge Buyer)		PRORATE	PRORATE	PRORATE
15. FHA MIP, VA Funding Fee, PMI Premium		BUYER	BUYER	BUYER
16. Assessments payoff or proration (sewer, paving, etc.)	SELLER			
17. Taxes	PRORATE	PRORATE	PRORATE	PRORATE
18. Tax Impounds		BUYER	BUYER	BUYER
19. Tax Service Contract		SELLER	SELLER	BUYER
20. Fire/Hazard Insurance	BUYER	BUYER	BUYER	BUYER
21. Flood Insurance		BUYER	BUYER	BUYER
22. Homeowners Association (HOA) Transfer Fee	BUYER or SELLER	BUYER or SELLER	BUYER or SELLER	BUYER or SELLER
23. HOA/Disclosure Fee	SELLER	SELLER	SELLER	SELLER
24. Current HOA Payment	PRORATE	PRORATE	PRORATE	PRORATE
25. Next Month's HOA Payment	BUYER	BUYER	BUYER	BUYER
26. Home Warranty Premium (negotiable)	BUYER or SELLER	BUYER or SELLER	BUYER or SELLER	BUYER or SELLER
27. Realtors' Commissions	SELLER	SELLER	SELLER	SELLER
28. EAGLE Homeowners Title Policy	SELLER	SELLER	SELLER	SELLER
29. Lenders Title Policy and Endorsements		BUYER	BUYER	BUYER
30. Escrow Fee (NOTE: Charge Seller on VA Loan)	SPLIT	SPLIT	SELLER	SPLIT
31. Recording Fees (Flat Rate)	SPLIT	SPLIT	SPLIT	SPLIT
32. Reconveyance/Satisfaction Fee	SELLER	SELLER	SELLER	SPLIT
33. Courier/Express Mail Fees	SPLIT	SPLIT	SELLER	SPLIT

Note: Prorated items will appear on Closing Statement as charges for one and credits for the other.