

## Disclosure of Miscellaneous Costs to Purchase

Transaction Mgmt. Fee	\$ 295.00
Appraisal	\$ 400.00
Credit Report	\$ 70.00
Home Inspection	\$ 300.00
Pre-Settlement Walkthrough Re-Inspection	\$ 100.00
<u>Homeowners Insurance</u>	<u>\$ 600.00*</u>
<b>Total</b>	<b>\$ 1,765.00</b>

### Earnest Money Deposits

In a normal transaction involving resale properties, your deposit will be a minimum of \$1,000.00, which can be paid in a lump sum or in increments of \$ 500.00. Some sellers prefer to see earnest money deposits of 1% of the sales price. In most cases, \$1,000 is sufficient.

When buying a HUD home, your deposit must be \$ 500.00 for sales prices under \$ 50,000. For sales prices above \$50,000 your deposit must be \$ 1,000. Your deposit must be in the form of certified funds.

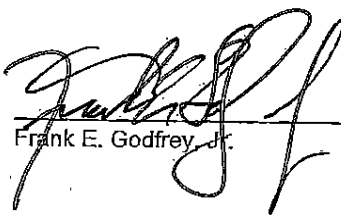
When buying VA foreclosures, your deposit must be 1% of the sales price in the form of certified funds.

All deposits are due at the time the contracts are written or bids are submitted.

\*This is an estimate.

By signing below, I acknowledge a copy of this disclosure and I am aware that I am responsible for paying the above referenced fees.

\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Frank E. Godfrey, Jr. Date

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

## Miscellaneous Costs to Purchase

### What Are the Fees For?

#### Transaction Management Fee

This fee is paid to KELLER WILLIAMS PREFERRED PROPERTIES for the administrative processing of your transaction. The fee includes escrow management, transaction management, courier fees, overnight fees, fax fees, utility conversion services, property showing fees, property showing expenses, contractor coordination services, and inspection coordination fees. The fee is not paid until settlement.

#### Appraisal

The appraisal fee is a mandatory fee that is paid to the mortgage company for the appraisal of the property you are buying. This fee is paid upfront and is non-refundable.

#### Homeowner's Insurance

Homeowner's insurance must be paid prior to you closing the transaction. The mortgage company requires that you insure the property for a full year in advance before closing on the property. Homeowner's insurance protects you if the property is ever damaged by fire, vandalism, theft, and other unnatural causes.

#### Home Inspection Fee

As a buyer, you have the right to select the home inspection company of your choice. This fee is paid to the home inspector for providing an independent home inspection and is due at the time of inspection.

#### Re-Inspection

As a buyer, the only way to be as sure as possible that the Seller has made the requested repairs correctly, is to have the home inspector who inspected your property, come back for a re-inspection. This fee is due and payable at the time of the re-inspection.

#### Credit Report

The credit report fee is paid to the mortgage company upfront and allows the mortgage company to pull a full-blown mortgage credit report on you to determine credit worthiness.

#### Earnest Money Deposit

An earnest money deposit is a deposit made by the potential homebuyer to show that he or she is serious about buying the house. Deposits are placed into escrow accounts as required by law. Your deposit will be credited to you at settlement.