



ESTIMATED BUYER'S EXPENSE
(MARYLAND & DC OFFICES)

PROPERTY ADDRESS _____
_____ COUNTY _____

SETTLEMENT DATE _____ TYPE OF LOAN _____ LOAN AMOUNT _____

SALES PRICE _____ INTEREST RATE _____

ALL TRANSACTIONS:

EST. EXPENSE

- 1. Document Preparation, Title Examination, Settlement Fee, Notary Fee
\$250 - 800.00 (may include other minor items)
2. Recording Fee: \$50 - 150.00 for Deed & Deed of Trust
3. Real Estate Taxes: Maryland and D.C. - 6 months
4. Recordation Tax (Revenue Stamps) - see page 2
5. County Transfer Taxes - see reverse
6. State Transfer Tax - 50% buyer and 50% seller expense unless otherwise agreed
7. Miscellaneous Adjustments (oil, condo fee, etc.)
8. Long & Foster Real Estate, Inc. Administrative Fee:

VA, FHA, CONVENTIONAL ONLY:

- *9. Credit Report \$55 - 75.00
10. Survey: Location: \$100 - 175.00 Boundary: \$250 - 1000.00
11. Title Insurance - see reverse
*12. Hazard Insurance - Approximate minimum cost: \$2.35 per thousand
13. Loan Origination Fee - 1% of loan
14. Loan Placement Fees - (negotiated points, discount fees) on FHA or CONV
15. Hazard Insurance Escrow - 1/6 of annual premium
*16. Appraisal: VA - \$350, FHA - \$300 - 400.00, CONV - \$300 - 400.00
17. Pest Inspection

CONVENTIONAL ONLY:

- 18. Conventional Lender Misc. \$400 - 500.00 (Doc, Tax Service, Underwriting)
19. PMI (1% of most fixed-rate 95% loans~ 1/2% on most 90% loans; 1 1/4% on most A.R.M.)
20. PMI Escrow - Two months premium based on 1/4% on fixed Fate loans or 3/8% on A.R.M.
(approx. \$36 of \$.53 per thousand of loan amount)

VA ONLY:

- 21. VA Funding Fee - 2% of loan amount for 1st time use; 3% of loan amount for 2nd time use

FHA ONLY:

- 22. MIP ESCROW - CONDOS - Two months premium based on 1/2% interest (approx \$.62 per
thousand of loan.) All other programs, the MIP may be financed (1.5% of loan amount)

ASSUMPTIONS ONLY:

- 23. Monthly Mortgage Payment - One month's payment less pro-rata share of interest due from seller
24. Assumption Fee: VA/FHA - \$45; conventional - usually 1% verify with lender
25. Hazard Insurance - Approximate inimum cost: \$2.35 per thousand

OTB ONLY:

- 26. Credit Report - \$60 - 75.00
27. Hazard Insurance - Approximate minimum cost: \$2.35 per thousand
TOTAL

The above fees are approximate and may vary due to choice tender, settlement office, lender requirements and settlement timing. These fees are not guaranteed by Long & Foster or the agent.

- NOTE: 1. At settlement, purchaser will be required to provide the original fire and extended coverage insurance policy with a paid receipt for one year, unless previously requested by lender. Verify procedure.
2. The total must be presented in the form of certified, treasurer's or cashier's check.
* Usually paid at time of loan application.
** Should be ordered and paid for approximately 10 days prior to settlement.



Maryland County Charges

County Name	Recordation Tax (Revenue Stamps) per \$1,000 of Sales Price	County Transfer Tax	State Transfer Tax*
Allegany	\$6.00	0.2%	0.5%
Anne Arundel	\$7.00	1.0%	0.5%
Baltimore City	\$5.50	1.5%	0.5%
Baltimore County	\$5.00	1.5%	0.5%
<i>(County Transfer Tax Exemption on First \$22,000 if OWNER OCCUPIED)</i>			
Calvert	\$10.00	None	0.5%
Caroline	\$10.00	0.5%	0.5%
<i>(County Transfer Tax Exemption on first \$25,000 if OWNER OCCUPIED County Transfer Tax Exemption on first \$75,000 if OWNER OCCUPIED AND First Time Homebuyer)</i>			
Carroll	\$10.00	None	0.5%
Cecil	\$6.60	None	0.5%
Charles	\$10.00	None	0.5%
Dorchester	\$6.60	0.75%	0.5%
<i>(County Transfer Tax Exemption on first \$30,000 if OWNER OCCUPIED)</i>			
Frederick	\$10.00	None	0.5%
Garrett	\$7.00	1.0%	0.5%
<i>(County Transfer Tax Exemption on first \$50,000. Does NOT have to be Owner Occupied on First Time Homebuyer.)</i>			
Harford	\$6.60	1.0%	0.5%
Howard	\$5.00	1.0%	0.5%
Kent	\$6.60	0.5%	0.5%
Montgomery	\$6.90 up to \$500,000; \$10.00 for amount over \$500,000	1.0%	0.5%
<i>(County Transfer Tax reduced by \$345 if OWNER OCCUPIED)</i>			
Prince George's	\$5.00	1.4%	0.5%
Queen Anne	\$6.60	0.5%	0.5%
<i>(County Transfer Tax rate is .25% if FIRST TIME MARYLAND Homebuyer)</i>			
St. Mary's	\$8.00	1.0%	0.5%
Somerset	\$6.60	None	0.5%
Talbot	\$6.60	1.0%	0.5%
<i>(County Transfer Tax Exemption on first \$50,000 if OWNER OCCUPIED)</i>			
Washington	\$7.60	0.5%	0.5%
<i>(0.25% of County Transfer Tax payable by Seller if buyer is FIRST TIME WASHINGTON COUNTY Homebuyer AND purchase price is less than \$115,000.)</i>			
Wicomico	\$7.00	None	0.5%
Worcester	\$6.60	0.5%	0.5%
<i>(County Transfer Tax Exemption on first \$50,000 if OWNER OCCUPIED 7 OUT OF 12 MONTHS)</i>			
<i>*State Transfer Tax is reduced to 0.25% and must be paid by Seller if FIRST TIME MARYLAND OWNER-OCCUPANT Homebuyer.</i>			
DC	1.45%		
<i>(Transfer Tax is 1.1% for residential properties under \$400,000.)</i>			

ORIGINAL TITLE INSURANCE RATES FOR OWNER'S COVERAGE

(Based on SALES PRICE)

The premium charge for original combined owner's and mortgagee insurance shall be:

	MD	DC
	(Per thousand)	
Up to \$250,000 of liability written	\$ 4.20	\$ 5.70
Over \$250,000 and up to \$500,000, add	\$ 3.60	\$ 5.10
Over \$500,000 and up to \$750,000, add	\$ 3.30	\$ 4.50
Over \$750,000 and up to \$1,000,000, add	\$ 3.00	\$ 4.50
Simultaneous Issue Fee	\$ 35.00	\$ 35.00
Plus Binder (will not exceed)	\$ 75.00	\$ 75.00

PMI (MI) Monthly Premiums. There are no initial premiums. **Estimate 3 months escrow based on the annual premiums listed below:**

LTV	FIXED	1%	ARMS
95%	.78%	.88%	.92%
90%	.52%	.61%	.65%
85%	.37%	.38%	.42%

(Example: \$100,000 x .37% / 12 = \$30.84 Monthly Payment)