

Who Pays for What in Marin County

The SELLER is generally expected to pay for:

- Real Estate Commission
- Document preparation fee for the Deed
- Documentary transfer tax
- Payoff of all loans in the Seller's name (or existing loan if being assumed by the buyer)
- Interest accrued to the lender being paid off, statement fees and any prepayment penalties
- Termite work (according to the contract)
- Home Warranty (according to the contract)
- Any judgments, tax liens, etc., against the Seller
- Recording charges to clear all documents of record against the Seller
- Tax pro-ration (for any taxes unpaid at the time of the transfer title)
- Any unpaid Homeowner Association dues
- Any bonds or assessments (according to the contract)
- Any and all delinquent taxes
- Notary fees

The BUYER is generally expected to pay for:

- Title insurance premiums
- Escrow fees
- Document preparation (if applicable)
- Notary fees
- Recording charges for all documents in the Buyer's names
- Tax pro-ration (from the date of acquisition)
- Homeowner's Association transfer fees
- All new loan charges (except those required by the lender for the seller to pay)
- Interest on the new loan from the date of funding to 30 days prior to the first payment date
- Assumption/Change of records fees for takeover of existing loan
- Beneficiary statement fee for assumption of existing loan
- Inspection fees (roofing, termite, property inspection, geological, etc.)
- Fire Insurance Premium for the first year

Vision Real Estate
47E Tamal Vista Blvd
Corte Madera CA 94925



Leah Karp
415.385.SOLD(7653)
leah@sf2marin.com