

## Table: Closing cost breakdown

This table shows estimated closing costs for a \$350,000 conventional loan in Colorado. Closing costs are based on your loan type, loan amount, and geographical area; your costs will likely look different. \*\*Additionally each lender/mortgage companies fees will vary, so do your homework

| Item  | Fee   |
|---|---|
| Loan origination fee                                  | \$3,500 (1% of loan amount)                           |
| Processing fee  | \$600-900   |
| Underwriting fee                                      | \$500   |
| Wire transfer   | \$25-\$50   |
| Credit report   | \$50  |
| Tax service   | \$50  |
| Flood certification                                   | \$20  |
| Title insurance                                       | \$550   |
| Escrow/signing  | \$450   |
| Courier fee   | \$20  |
| Appraisal   | \$650-\$800   |
| Recording   | \$110   |
| Homeowners insurance premium (1st year) plus 3 months | \$1,000   |
| Property tax reserves (1-10 months)                   | \$1,500   |
| <b>**Estimated Total</b>                              | <b>\$9,100-\$12,000 (Approx. 3.2% of loan amount)</b> |