

Buyer's Closing Cost

Additional costs and fees when buying a property in New Jersey

Category	Single Family / 2-4 Family	Condo / Townhouse
Attorney Fee	\$1,200 ~ \$1,600	\$1,200 ~ \$1,600
Inspection*	\$500 ~ \$900 (Home, Termite, Radon) \$250 ~ \$300 (Oil Tank Sweep, Sewer - Each)	\$300 ~ \$500 (Home)
Appraisal	\$450 ~ \$800	\$450 ~ \$800
Recording	About \$150 for a New Owner About \$250 for Mortgage	About \$150 for a New Owner About \$250 for Mortgage
Survey	About \$700 ~ \$1,000 (When requested by the lender)	N/A
Condo Fees	N/A	Capital Contribution: 2~4 Month of HOA Move in Fee: About \$300~\$600 Refundable Security Deposit: \$500~\$1,000 Condo Package Fee: \$150~\$450
Title Search	\$1,400 ~ \$1,800	\$1,400 ~ \$1,800
Title Insurance	\$200,000: About \$950 \$300,000: About \$1,375 \$400,000: About \$1,800 \$500,000: About \$2,225 \$600,000: About \$2,500 \$700,000: About \$2,775	\$800,000: About \$3,050 \$900,000: About \$3,325 \$1,000,000: About \$3,600 \$2,000,000: About \$6,350 \$3,000,000: About \$8,350 \$5,000,000: About \$12,350
Property Tax	<u>About 6 ~ 7 Months</u> - Pro-rate the Current Quarter - 3 Months: Prepay for Next Quarter - 2~3 Months in Escrow (Lender)	<u>About 6 ~ 7 Months</u> - Pro-rate the Current Quarter - 3 Months: Prepay for Next Quarter - 2~3 Months in Escrow (Lender)
Home Insurance	Home Insurance	HO6 Condo Insurance, Master Insurance
Mortgage Fees	Application Fee, Origination Fee PMI, Points, Prepaid Interest	Application Fee, Origination Fee PMI, Points, Prepaid Interest
Other Fees	FedEx, POA, Wire Transfer Fee, etc.	FedEx, POA, Wire Transfer Fee, etc.

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