

ESCROW CLOSNG COSTS: WHO PAY'S WHAT IN YOUR COUNTY

	SACRAMENTO	PLACER	EL DORADO	SOLANO	YOLO DAVIS	YOLO WDLND
Title Insurance Policy Premiums	SELLER	SELLER	50/50	BUYER	BUYER	50/50
Escrow Fee*	SELLER	50/50	50/50	BUYER	BUYER	SELLER
Notary Fees*	S/B	S/B	S/B	S/B	S/B	S/B
Property Tax Proration (from date of acquisition)	BUYER	BUYER	BUYER	BUYER	BUYER	BUYER
Special Deliver/Courier Fees, If required	S/B	S/B	S/B	S/B	S/B	S/B
Preparation Fees	S/B	S/B	S/B	SELLER	—	—
Document Recording Charges	S/B	S/B	S/B	BUYER	S/B	S/B
Homeowners' Association Transfer Fee	SELLER	SELLER	SELLER	SELLER	BUYER	BUYER
Prorated Homeowner Dues	S/B	S/B	S/B	S/B	S/B	S/B
City Conveyance Tax	50/50	N/A	N/A	SELLER	NO	YES 1.10
Home Warranty (according to contract)	S/B	S/B	S/B	S/B	S/B	S/B
Inspection Fees according to contract (termite, roof ,geological, etc.)	S/B	SELLER	SELLER	BUYER	S/B	S/B
Matters of Record against the buyer (tax liens, judgments, etc)	BUYER	BUYER	BUYER	BUYER	BUYER	BUYER
Fire Insurance Premium for 1st Year	BUYER	BUYER	BUYER	BUYER	BUYER	BUYER
Assumption/Change or Records	BUYER	BUYER	BUYER	BUYER	BUYER	BUYER
Lender's New Loan Charges	BUYER	BUYER	BUYER	BUYER	BUYER	BUYER
Interest on New Loan from date of funding to 30 days prior to 1st payment	BUYER	BUYER	BUYER	BUYER	BUYER	BUYER
Real Estate Commission	SELLER	SELLER	SELLER	SELLER	SELLER	SELLER
Document Transfer Tax (based on sales price)	SELLER (\$1.10 per thousand)	SELLER (\$1.10 per thousand)	SELLER (\$1.10 per thousand)	SELLER (\$1.10 per thousand)	SELLER (\$1.10 per thousand)	SELLER (\$1.10 per thousand)
Property Tax Proration (to date of Acquisition)	SELLER	SELLER	SELLER	SELLER	SELLER	SELLER
City Cost	SELLER	SELLER	SELLER	SELLER	SELLER	SELLER
Work/Repairs according to contract	SELLER	SELLER	SELLER	—	SELLER	SELLER
Matters of Record against Property or Seller (loans, liens, judgments)	SELLER	SELLER	SELLER	SELLER	SELLER	SELLER
Bonds & Assessments	SELLER	SELLER	SELLER	SELLER	SELLER	SELLER

Most costs are negotiable. This chart represents common practices by County.