

RECURRING & NON-RECURRING CLOSING COSTS

California



There are two types of costs or expenses in an escrow: the recurring costs and the non-recurring costs. This chart will define and give examples of both types.

Recurring Costs

Costs which the party pays at closing and will continue to pay after the close of escrow, as part of maintaining the property.

- Fire Insurance Premium

Non-Recurring Costs

Costs which are charged ONE TIME ONLY as an expense of closing the transaction.

Title Company Expenses:

- Title Insurance Premiums
- Recording Fees
- Endorsements to Title Policies
- Sub-Escrow Fee which may be due Title Company
- Reconveyance Fees
- Documentary Transfer Tax
- Escrow Fees
- Messenger Fees
- Notary Fees / Signing

Refinance Transaction

- Fees Associated with Making an Existing Loan Payoff
- Transfer or Document Fees to a Homeowner's Association

Lender's Costs

- Appraisal Fee
- Credit Report
- Loan Origination Fee
- Loan Processing
- Document Processing Fees
- Tax Service Contract

Purchase Transaction

- Real Estate Broker Commissions (Sale)
- Fees for Property Disclosures or City Reports (Sale)
- Transaction Coordinator Fee
- Home Warranty Premium