

WHO PAYS WHAT AT CLOSING?

Seller Vs. Buyer



SELLER TYPICALLY PAYS

- Owner's Title Insurance Policy
- Real Estate Commissions (per listing agreement)
- Document Preparation (for deed)
- Outstanding Property Taxes (prorated to closing date*)
- Loan Payoff + Related Fees

**Prorations credit the buyer for the seller's share of current-year expenses. Because property taxes are paid in arrears, the buyer pays next year's taxes, and the seller reconciles their share at closing for the time they owned the property.*



WHO PAYS TITLE INSURANCE IN COLORADO?

- Seller typically pays Owner's Policy
- Buyer pays Lender's Policy
- BUT – everything is negotiable in the contract



BUYER TYPICALLY PAYS

- Lender's Title Insurance Policy
- Loan Costs (origination, underwriting, etc.)
- Appraisal & Credit Report Inspection(s)
- Prepaid Items (taxes, insurance, interest)
- Recording Fees for Loan Documents
- Homeowner's Insurance (first year)
- Recording Fees for Deed Release and state tax stamp

NEGOTIABLE/ CONTRACT-DEPENDENT

(Section 15 – Colorado Contract to Buy & Sell)

- Title Fees & Closing Costs Allocation
- Owner's Title Insurance (can be negotiated, but typically seller-paid in Colorado)
- Closing Fee / Settlement Fee
- Survey (if required)
- Home Warranty
- Inspection Resolution Costs
- Water / Sewer Tap Fees (if applicable)
- Transfer Fees / Special District Fees
- Tax Certificate
- Water & Sewer Transfer / Final Billing
- Utility Transfer Coordination (if applicable)
- Owner's Extended Coverage
- HOA Status Letter / Transfer Fees (if applicable)

These items are outlined in Section 15 of the Colorado Contract to Buy & Sell and may be negotiated between buyer and seller.