

calculate the

ESTIMATED COSTS

OF SELLING YOUR HOME

PURCHASE PRICE	\$125,000	\$250,000	\$500,000	\$750,000	\$1,000,000
ESTIMATED CLOSING COSTS (per Fort Dearborn Title)					
Brokerage Commission ____%	_____	_____	_____	_____	_____
Title Insurance (Fort Dearborn Title)	\$1,560	\$1,820	\$2,320	\$2,825	\$3,325
Later Date	\$125	\$125	\$125	\$125	\$125
Recording Fee	\$52	\$52	\$52	\$52	\$52
State Transfer Tax (\$0.50 per \$500 of purchase price)	\$125	\$250	\$500	\$750	\$1,000
County Transfer Tax (\$0.25 per \$500 of purchase price)	\$63	\$125	\$250	\$375	\$500
Closing Protection Letter	\$50	\$50	\$50	\$50	\$50
Survey (single family, apartment buildings, and certain townhomes; not condominiums)	\$400-\$800	\$400-\$800	\$400-\$800	\$400-\$800	\$400-\$800
Attorney Fees	\$600-\$1,000	\$600-\$1,000	\$600-\$1,000	\$600-\$1,000	\$600-\$1,000
TOTAL ESTIMATED CLOSING COSTS					
ADDITIONAL COSTS					
Zoning Certification \$120 (single family, multi-unit or certain townhomes)	.....	.....	.....	.....	.....
Zoning Certification Processing Fee \$75 (single family, multi-unit or certain townhomes)	.....	.....	.....	.....	.....
Local Transfer Tax (varies by municipality)	.....	.....	.....	.....	.....
Real Estate Tax Credit to date of closing	.....	.....	.....	.....	.....
Special Assessment, if applicable	.....	.....	.....	.....	.....
TOTAL ESTIMATED CLOSING COSTS					
TOTAL CLOSING & ADDITIONAL COSTS					

Purchase Price	\$
Less Mortgage Balance & Interest to Closing Date	(\$)
Less Estimated Closing Costs (from above)	(\$)
TOTAL ESTIMATED NET PROCEEDS	= \$

** This document is intended to provide an initial overview and estimate of potential costs (per Fort Dearborn Title) related to a residential real estate transaction. You should discuss all closing costs with your title company and attorneys. Please do not rely on costs or product information contained in this document.*