



Upon closing the sale of real property, there will be certain closing costs. The principle costs which may be incurred are:

**EXPENSES OF SELLER:**

- Attorney fees (as desired)
- Seller Additional/Minimal Commission Fee\*** \_\_\_\_\_
- Owner's title insurance policy
- Preparation of deed
- State doc stamps on the deed (0.70 on each \$100)
- Realtor marketing fee
- Prorating of real property taxes
- Prorating of maintenance fees
- Existing mortgage balance
- Termite damage treatment and/or
- Structural home / systems repairs

**EXPENSES OF BUYER:**

- Attorney fees (as desired)
- Buyer Additional/Minimal Commission Fee\*** \_\_\_\_\_
- Recording of deed
- Survey
- Termite / Home Inspection
- Insurance Policy
- Flood Insurance Policy
- Well Test / Sulfur / Sodium
- Prorating of real property taxes
- Prorating of maintenance fees

**ADDITIONAL EXPENSES OF BUYER IF A MORTGAGE IS OBTAINED:**

- |                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Mortgage Title Insurance Policy</li> <li>Origination Fee on new mortgage</li> <li>Recording Mortgage (Approximately \$205.00)</li> <li>Credit Report</li> <li>Lender's Attorney Fees</li> </ul> | <ul style="list-style-type: none"> <li>Assumption Fee on Existing Mortgage (if applicable)</li> <li>Intangible tax (0.002 on new mortgage)</li> <li>Doc stamps on note (0.35 on each \$100.00 of mortgage amount)</li> <li>Appraisal Fee</li> <li>Escrow Account Reserves (Taxes/Insurance/Mortgage Insurance)</li> </ul> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**ESCROW DEPOSIT CHECKS:**

Escrow deposit checks must be deposited upon receipt into an escrow account.

**UTILITIES:**

Local governments have undertaken water and sewer improvements. The property which you contracted to purchase may or may not be in the area currently planned for water, irrigation, and/or sewer service. As water, irrigation, and/or sewer services become available local governments will assess individual property owners at that time. Use your due diligence to contact the local governing body for information regarding water and/or sewer availability and the clerk's office for existing or pending assessments. Homes on wells may contain hydrogen sulfide, or lead and should be tested as part of the home inspection process.

**ZONING:**

Due to several zoning changes by local governments it is the purchaser's responsibility to make sure that existing zoning and other pertinent regulations allow buyers intended use of the property.

**VACANT LAND: (If Applicable)**

Buyer(s) to ascertain from all governmental agencies that land is build-able for their intended purpose and requirements thereto. Burrowing Owls, Blue Jays and Eagle's nests can limit and/or restrict construction on your property. It is the responsibility of the buyer(s) to inspect the property and abide by city, state and federal guidelines.

**SCHOOL DISTRICTS:**

School districts are not guaranteed. Lee County offers School Choice. Contact Lee County School Board at (239)337-8248 or (239)337-8249

**SEPTIC TANK ABANDONMENT:**

The buyer acknowledges that pursuant to Rule 100.06.053 (Florida Administrative Code) whenever the use of an onsite sewage disposal system is discontinued following connection to a sanitary sewer, the system shall be abandoned within 30 days and any further use of the system shall be prohibited. Contact the local governmental utilities department for further regulations.

**RADON GAS:**

Radon gas is a natural occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it overtime. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

*The undersigned acknowledge that this written notice was received before the undersigned signed a contractual offer or lease agreement, in compliance with 475.25(1)(q) Florida Statutes, and Rule 21V.10.033, of the Florida Administrative Code.*

\_\_\_\_\_  
Signature of Buyer / Seller / Tenant / Landlord

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Buyer / Seller / Tenant / Landlord

\_\_\_\_\_  
Date

\* refer to buyer agreement or listing agreement for details