

13 EXTRA COSTS

Beware! Before You Buy A Home





1. Home Inspection Fees

Before closing, you'll usually pay for a professional inspection (structure, roof, HVAC, etc.). Specialized inspections (termite, radon, sewer scope) are extra.

2. Appraisal Fee

Lenders require an appraisal to verify the home's market value. This is typically paid upfront (often \$300–\$900).

3. Survey Fees

A property survey verifies boundaries and identifies easements. Lenders may require it, and costs vary by property size. (Optional)

4. Earnest Money Deposit

Good-faith deposit when your offer is accepted. While negotiable, it's typically 1–3% of the purchase price and credited toward your down payment at closing.

5. Mortgage Origination & Loan Fees

Lenders may charge an origination fee, underwriting fees, credit report fees, etc. These are part of closing costs and vary by lender.

6. Attorney / Legal Fees (Paid at closing)

Georgia requires attorneys to handle many closings. You'll pay for document review and settlement services.

7. Title Search & Title Insurance (Paid at closing)

Title services confirm clear ownership. Buyers often pay the lender's title policy (owner's policy may be negotiable).

8. Prepaid Mortgage Interest & Escrow Setup

You'll pay interest from closing until your first mortgage payment, plus initial escrow deposits for taxes and insurance.

9. Property Taxes (Prorated or Upfront)

Georgia prorates property taxes at closing based on the date of transfer – you may owe part of the year's taxes.

10. Homeowners Insurance (Paid at Closing)

Lenders require proof of insurance and often that the first year's premium be paid at closing.

11. Mortgage Insurance (PMI / MIP / Funding Fees)

If your down payment is <20%, you'll typically pay private mortgage insurance (PMI) or loan-specific upfront premiums (FHA, VA, USDA).

12. HOA / Condo Association Fees

If the property is in a community with an HOA or condo association, there may be transfer, capital contribution, or initiation fees paid at closing, plus ongoing dues.

13. Government Recording and Transfer Taxes

Georgia has an intangible tax on new mortgages and typically a state transfer tax (~\$1 per \$1,000 of price) when ownership changes hands, plus county recording fees.

*OUR COMMUNICATION GUARANTEE
If We Fail to Update You Weekly or Return
Your Calls Within 24 Hours, We Will Pay
You \$100 Cash!**

