



# Explanation of Estimated Seller's Closing Costs

Here are some brief definitions of the kinds of terminology you may encounter during your real estate transaction.

## **BROKER'S COMMISSION**

An amount paid to real estate brokers or real estate professionals for the services that are performed during the sale or purchase of real property.

## **ESCROW FEE/SETTLEMENT FEE**

The fee charged for the escrow services provided during the sale, purchase or refinance of property.

## **HOME WARRANTY**

A residential service contract for costs associated with the repair and/or replacement of major home systems and appliances that occurs due to normal wear and deterioration. Major home systems and appliances may include such items as heating and cooling or plumbing and electricity. Specific service coverages, limitations and exclusions are based on the terms and conditions set forth by the service contract.

## **RECONVEYANCE FEE**

The payment for filing real property reconveyance documentation with the county recorder's office.

## **RECORDING FEE**

Fees charged by the county clerks' office in order to record any documents needed for closing, including those that convey title such as a general warranty deed, deed of trust, releases, Power of Attorney, Heirship, Affidavits, etc.

## **TAX CERTIFICATE FEE**

Seller fee that is charged to a third party tax service company for the verification of unpaid taxes.

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