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[OUR FEES](#)

■ SETTLEMENT COSTS

- DC
- MD
- VA
- FL
- PA

CALCULATORS

TAX RATES

SETTLEMENT COSTS (DC CLOSINGS ONLY)

Estimated Costs

[Click here to view the New 2010 HUD Compliant Fee Schedule](#)

You can read the article [What Will Your House Really Cost?](#), from the Washington Post newspaper to learn more about the costs involved. Clients may be entitled to certain discounts on their next settlement. Items marked with a **red \$** may qualify for a discount. A Settlement Sheet is divided into several categories as follows:

- **Lender Items to Borrower may include:**

- "Points" 1 point =1% of loan amount
- Appraisal/Application Fees
- Credit Report Fees
- Document Preparation Fees
- Underwriting Fees
- Flood Certification Fees
- Tax Service Fees
- Processing Fees
- Interest Rate Lock-In Fee

- **Lender Prepays:**

- Real Estate Tax Escrows
- Hazard Insurance Escrows
- Interim Interest

- **Title Items:**

Buyer's Fees	
Settlement Fee	\$300
Title Search/Abstract	\$265 (at cost)
Title Insurance Binder	\$100
Notary fee/Doc Prep	\$50
Delivery/Fax/Copy/Admin Fee	\$65
Courier Recording Service	\$25
Title Insurance (Owner's and Lender's Policy)	\$6.84 per 1000 of sale price + \$100 for lender's policy

Seller's Fees	
Settlement Fee	\$300
Doc Prep/Notary	\$50
Prepare and Process Payoff	\$100 per loan

Deliver/Fax/Copy/Admin Fee	\$18.75
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- Title Examination (Avenue does not charge extra)
- Payoffs Release Tracking \$35 each
- Title Clearance (if necessary) \$110-210/hour

● **District of Columbia Fees**

	Borrower	Seller
DC Transfer Tax (based on purchase price < \$400,000)*		1.1 %
DC Transfer Tax (based on purchase price >= \$400,000)*		1.45 %
DC Recordation Tax (based on purchase price < \$400,000)*	1.1 %	
DC Recordation Tax (based on purchase price >= \$400,000)*	1.45 %	
DC Recording Fees (1st 2 pages=\$26.50, \$7/page thereafter)		
Deed (approx. - calculated by number or pages)	\$33.50	
Deed of Trust (approx. - calculated by number or pages)	\$208.50	
Releases (approx. - calculated by number or pages)		\$40.50
*Variances may occur after application of first time homebuyer, low-income homebuyer, and other tax abatements		

● **Miscellaneous fees if applicable:**

	Borrower	Seller
Survey	\$250	N/A
Termite Inspection	\$65	
Additional Wire/Courier/Overnight	\$35	\$35
E-Storage Fee	\$45	

● **District of Columbia First-Time and Lower Income Homebuyer Programs:**

- **D.C. Tax Abatement Form**
- **D.C. First-Time Homebuyer Credit (Form 8859)**