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[OUR FEES](#)

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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 |

- 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)**

