

## Fee Schedule for Prospective Homebuyers

### Home Trust Annual Membership:

- ∞ \$25 per household per year
- ∞ Non-refundable

*Helps support San Juan Community Home Trust operations*

### Application fees:

- ∞ \$20 - Initial Credit Report (required by Home Trust)
- ∞ \$30 - \$75 Residential Mortgage Credit Report (required by lender)
- ∞ Non-refundable

*Pays for the credit reports*

- ∞ \$30 Application fee per household
- ∞ Non-refundable

*Helps support Home Trust staff time to process your application*

### Commitment fee:

- ∞ \$200
- ∞ Due upon signing a Commitment Agreement with the Home Trust
- ∞ Refundable only if applicant does not qualify for a mortgage

*Helps support project costs, and establishes commitment relationship*

### Earnest Money:

- ∞ \$250
- ∞ Due to the Home Trust upon signing a purchase agreement

### Home Inspections:

- ∞ Approximately \$250 to \$500
- ∞ Inspections are the responsibility of the buyer only

### Closing costs and mortgage application fees (approximate only):

*Paid in to mortgage lenders or the escrow agent at closing:*

- ∞ \$350 - \$600 Appraisal
- ∞ \$350 Escrow fees
- ∞ \$350 Title Insurance
- ∞ \$100 partial payment for first year's property insurance
- ∞ \$600 partial payment of first year's property taxes
- ∞ \$425 miscellaneous other closing costs such as recording fees
- ∞ 1% Real Estate excise tax
- ∞ 1% San Juan Community Home Trust administrative processing fee
- ∞ 1% Mortgage processing fee to lender (if applicable)

*Note: The specific amount of these fees will depend on the actual sale price of your home. Usually, the above fees are included in the total mortgage loan. If not, they must be paid in cash at closing.*