

Making an Offer

THE THINGS YOU NEED



**Representation Agreement
Between You and Your
Real Estate Professional**



**Pre-Approval or Pre-Qual
Letter from Your Lender**



**Signed Purchase Offer &
Related Addenda**

Earnest Money Check

- Ranges From \$1,000 to 1% of Offer Price
- Deposited and Held in Escrow by Title
- Can be Personal Check in Most Transactions

Option Fee Check

- Negotiable: Often \$100 to \$250
- Non-Refundable, But Credited at Closing
- Can be Personal Check in Most Transactions

**Signed Sellers'
Disclosure Statement**



Making an Offer

OTHER FEES & EXPENSES



Property Inspection Fee

- Base Inspection Fee: \$350-550
- Termite Inspection: \$75-100
- Pools, Sprinklers, Wells, Duplexes Extra

Septic Inspection Fee *(not common)*

- \$300-500 for Base Inspection Fee
- Pumping is Extra, but Can be Seller Expense

Survey

- Survey Fee: \$400-600
- May be Able to Utilize Existing Survey
- Additional Fees for Acreage & Terrain



HOA Fees

- Not Standardized, Varies per Association
- Can Include Transfer Fees, Admin Fees, Resale Certificate and Capital Infusion
- Negotiable Between Buyer & Seller

Appraisal

- Appraisal Fee: \$450-650
- Ordered by Lender as Part of Loan Process
- Usually Paid Outside of Closing