



YOUR HOME HAS COSTS LET US COUNT THE WAYS...

Buying a new home requires more than just a down payment. Use this worksheet to determine the extra fees.

APPRAISAL & CREDIT REPORT FEE	Appraisal fees cover the cost of having your property professionally appraised. The credit report fee covers the cost of running your credit history. Combined, these fees may range from \$600 - \$800.	
PROPERTY INSPECTION	Most inspector fees range from \$150 - \$400.	
SURVEY	This document details the location and dimensions of the home's lot. If required, the cost ranges from \$300 - \$450. (only some states require this)	
LEGAL OR ESCROW FEES	Attorney or escrow fees to guide you through the home buying process and protect your interests. Generally ranges from \$300-\$600, depending on the service provider and specific transactions.	
TITLE SEARCH	Fees paid to ensure there are no complications in receiving a free and clear property.	
TITLE INSURANCE & ESCROW FEES	This insurance protects you from costs associated with possible title complications. The cost for both varies, usually about 1% of your sales price.	
PREPAID INTEREST	This is paid to the lender to cover interest on the mortgage. Estimate the interest beginning from the day of closing to the last day of the first month of ownership.	
POINTS OR ORIGINATION	Commonly, 0-4 points are paid to the lender. Lower interest rates are usually offered when more points are paid. 1 point equals 1% of the mortgage loan amount.	
IMPOUNDS	Also paid to the lender, this is a fund to cover obligations such as: • 3 months Real Estate Taxes • 3 months Fire / Flood Hazard Insurance • 3 months PMI premium (if applicable)	
REALTY TRANSFER TAX	This tax may be imposed by states, counties, or municipalities to transfer realty ownership. The tax is fixed to the house's price and is paid by the seller in some states.	
RECORDING FEES	Fees paid to the local government to record the purchase transaction, ranges from \$80 - \$150.	
		TOTAL:

It's not...
How much money you make, *but*
How much money you keep,
How hard it works for you, *and*
How many generations you keep it for.

Your monthly home expense is your first most important cost to consider. The purpose of this exercise is to determine a comfortable living margin above and beyond all of your monthly expenditures, and while considering a new monthly housing expense. Upon determination of all your projected costs, will you have \$500, \$1,000 or more?
 Now how will you make this capital resource work hard for you?

Your iCovest Capital Strategic Philanthropist can show you a few paths to take, all on the "Toll-Free Road!"