

Standard Texas Closing Cost Allocations

The Seller

- Real estate commission
- Title Insurance premium for owner's policy
 - Escrow fee (one-half)
- Payoff of all loans in seller's name
- Interest accrued to lender being paid off
- Home warranty (or according to the contract)
 - Any judgments, tax liens, etc., in seller's name
 - Any taxes due
 - Tax proration (through date of closing)
 - Any applicable homeowner's association dues
 - Recording charges to clear all documents of record in seller's name
 - Any bonds or assessments
- Accommodation signing fees for mail-out closings (if applicable)

The Buyer

- All new loan charges
 - Prorated interest on new loan
 - Escrow fee (one-half)
- Title insurance premium for lender's policy
- Homeowner's insurance premium
 - Inspection fees
- Accommodation signing fees for mail-out closings (if applicable)
 - Tax proration (from date of acquisition)
- Recording charges for all documents in buyer's name

