



## Buyer's Projected Closing Costs-(Home)

Normal Closing costs are:

Structural inspection (if desired)	\$650-\$850+
Termite inspection (if desired)	\$200-400
Title search & attorney fees	varies \$200+/hour or up to 2% of purchase price
1/2 of Transfer (stamp) tax (2-3.5% of purchase price)	varies depending on sale price
	\$0- \$350,000 is figured at 2%
	\$350,001 - \$1,000,000 is figured at 2.5%
	\$1,000,001 - \$5,000,000 is figured at 3%
	\$5,000,000 + is 3.5%

Title insurance	Depends on amount desired and type (owner, lender, etc.)
Attorney fees	AVG: \$200+ per hour

If you are doing bank financing:

Application fee	\$175
Credit check	\$ 35
Appraisal	\$850 +/-
As built Survey & surveyor's certificate	\$850+ & \$150
Insurance	Depends on type of construction & amount

Property Taxes are billed in arrears so funds will be put in escrow for previous years taxes and prorated to the date of closing\*

**\*Consult your attorney regarding property taxes as the USVI is currently undergoing a revaluation and the results and projected millage rates have yet to be determined.**