

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 and all 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