

# CGB AGRIFINANCIAL SERVICES, INC.

## FARM REAL ESTATE ESTIMATED CLOSING COSTS

*The customer is responsible for the closing costs associated with their loan. The following are some guidelines which may help you estimate the closing costs.*

- 1. Origination Fee:** This fee is negotiated by the Correspondent. Normally this fee will range between 1.00% and 3.00% depending on the loan size, complexity of the transaction and market interest rates. Minimum fee is \$2,500.00
- 2. Appraisal:** This fee will vary depending on the appraiser, number of acres, amount of improvements on the property, proximity of the land being used as collateral, and comparative sales.

### 3. Title Insurance:

Title Insurance	Estimated at \$2.00-\$5.00 per thousand*
Closing or Escrow Fees	200.00
Recording fees	100.00
UCC Search w/ copies	100.00

\*Varies by state. State law regulates fees.

### 4. Title Review and Document Preparation:

Corporation	\$1,000.00
Individual	500.00

### 5. Additional Settlement Charges:

Credit Report	Corporation	\$150.00
	Individual	50.00
Flood Determination/Life of Loan -per improved parcel		25.00
Tax Service Fee		70.00
Misc.	Overnight charges, etc.	25.00