

Closing Costs and Reimbursable Expenses

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| Legal Fees (LLC, PPM)* | \$15,000 |
| Property Inspection* | \$75,000 |
| Lead Paint Inspection* | \$0 |
| <u>Lender Fees and 3rd Party Reports</u> | |
| EDR (Environmental) | \$1,000 |
| Appraisal* | \$25,000 |
| Structural Inspection | \$800 |
| Lender Legal Fees | \$2,000 |
| Bank Doc Prep Fee | \$350 |
| Origination Fee | \$780,500 |
| Total Lender Fees and Reports | \$809,650 |
| <u>Closing Costs</u> | |
| Title Policy | \$334,500 |
| Survey | \$600 |
| Recording | \$207 |
| Transfer Taxes | \$278,750 |
| Title Processing Fee | \$500 |
| Title Search | \$400 |
| Attorney Fees | \$5,000 |
| Total Closing Costs | \$619,957 |
| <u>Escrowed at Closing</u> | |
| Lender-held funds | \$975,625 |
| Real Estate Taxes | \$510,000 |
| Insurance | \$228,900 |
| Total Escrows | \$1,714,525 |
| <u>Other Costs</u> | |
| Travel | \$2,000 |
| Total Other Costs | \$2,000 |
| Total Closing and Other Costs | \$3,236,132 |

* Typically Payable Before Closing
with a "Good Faith Deposit"