

Changes to the Seller's Estimated Costs of Settlement (often called the Seller Net Sheet) and the Purchaser's Estimated Costs of Settlement forms (July, 2010)

K1307 Purchaser's Estimated Costs of Settlement: The revised form now has a line for Seller Paid lender fees immediately under the line for the Seller's contribution to closings costs so that agents can discuss all of the Seller's contributions to the Purchaser's closing costs at one time and see them in one place. The line for Special Assessments was also expanded to specifically include Unpaid HOA/Condo/Coop Dues to trigger a discussion of these items early on between listing agents and their sellers. New lines have been added for a number of different types of inspections as well, rather than lumping all inspection costs together on one line. The estimate range of costs associated with each line were also adjusted to reflect current market conditions.

K1303 Seller's Estimated Costs of Settlement: The form underwent a similar overhaul and renumbering to allow it to continue to track with the new HUD-1. Lines have been added for the lender's tax service fee and flood certification, which have become nearly universal charges on all loans. Some of the line descriptions have also changed, for instance Hazard Insurance has become Homeowner's insurance, and Assessments/Association Fees has been changed to HOA/Condo/Coop Fees. Just as with the new HUD-1, lenders title insurance and title charges have been combined on one line, with advice to confirm those figures with the Settlement Agent. New lines have been added to allow agents to include the costs of Home Inspection and Radon Inspections in calculating the purchaser's total transaction costs, in addition to the costs they'll have to pay at settlement. Again, the range of costs was updated to reflect market conditions.

K1225 – Purchaser's Pre-Settlement Occupancy Agreement: Was modified to make it clear that the parties needed to make selections as to the form as well as the amount of the Occupancy Deposit. The form now has added language to encourage the use of certified funds for the payment of the Occupancy Charge as well as the deposit, and to give the parties greater flexibility in determining what happens to the Occupancy charge in the event settlement does not occur.