

Additional Fees Associated With The Home Buying Process

These fees are NOT included in a Good Faith Estimate/Closing cost work sheet provided by your Lender, they are fees associated with the purchase of a home. You may choose to have any of the following done during your contract Due Diligence period. These fees are not reimbursed by the Seller as they are elected costs chosen by a Buyer during the due diligence period to protect and evaluate your investment. **Costs are based on square footage, price & location.*

• Home Inspection	\$450 - \$950
• Radon Test	\$300 - \$450
• Termite Inspection	\$75 - \$150
• Septic Tank Inspection	\$395 - \$750
• Property Survey	\$750 - \$1,800
• Pool Inspection	\$300 - \$500
• Mold Test	\$200 - \$700
• Sewer Scope	\$25 - \$550

- During Due Diligence you should research the neighborhood by knocking on neighbor's doors, visiting the amenities, researching the property and surrounding area <https://www.familywatchdog.us>, <https://gbi.georgia.gov/services/georgia-sex-offender-registry> are beneficial for Offender Registry for your area. We also recommend doing a thorough Google map search to determine there are no noise factors we are unaware of (stadium, flight patterns, schools, etc) or a cemetery, potential commercial parcel etc. Google Earth will help you further evaluate your location.
- Confirm with the Home Owner's Association that the neighborhood fees are as disclosed by Seller and that no initiation or other fees apply to your purchase.
- Schedule a painter, roofer, HVAC contractor, flooring specialist, landscaper etc. to evaluate and price ANY items you have questions about that may or may not be covered by your home inspector.
- Calculate your new annual property taxes based on the new recorded value using the mileage rates posted by each County online. Confirm if you are within incorporated City limits which require additional taxes.
- Inquire with an Insurance Agent as to the Cost of home insurance. On occasion, the insurance may be more expensive for a property IF the previous owner has filed several claims OR if the home has been designated in a Flood Zone OR if the roof is a certain age it may not be covered.
- Planning to install a pool? Check with the county/city's permitting department to evaluate issues you may encounter (percentage of permeable area, location of sewer lines and easements, etc).

Buyer Initials: _____