

Incidental Purchase Expenses Worksheet

Project Title:		Parcel No.:	
Displaced Person(s):		Displacee No.:	Phone No.:

Most Comparable List Price	\$	New Mortgage Balance	\$
Replacement Dwelling Purchase Price	\$	Length of New Mortgage	
Remaining Term on Old Mortgage		Old Mortgage Balance	\$

Incidental Expenses are those reasonable expenses actually incurred by the displaced person incidental to the purchase of a replacement dwelling and customarily paid by the buyer. Certain of these expenses are limited as indicated below.

Incidental purchase expenses are determined from a copy of the preliminary closing statement and verified from a copy of the final closing statement. Communication with lender and Escrow/Title Company is required for an accurate and successful transaction.

Reimbursable Fees:

1. Recording Fees, Document Preparation, Home Inspection, Wire Fee, Tax Registration, Flood Inquiry, Notary Fee, Courier Fees, Attorney Fees, Tax Service Fee, Underwriting Fee (100% Reimbursable)
2. Appraisal Fee, Credit Report, Application Fees (100% Reimbursable if displacement dwelling is encumbered by mortgage)
3. Building Certification & Pest Inspection Fees (100% Reimbursable when required by the lender)

Limited Reimbursable Fees:

4. Loan Origination or Assumption Fees (limited to the amount of the old or new mortgage, whichever lesser, cannot include any loan discount fees or points i.e. prepaid interest)
5. Lender's Title Insurance (limited to the amount of the old or new mortgage, whichever lesser)
6. Escrow Fee / Settlement Fee (limited to amount necessary to purchase best comparable)
7. VA Funding Fee (limited to amount necessary to purchase best comparable)
8. Increased Mortgage Interest Differential
9. Other Miscellaneous Fees (specify)

Non-reimbursable Fees:

10. Prepaid or Reserves; i.e. Interest, Hazard Insurance, Mortgage Insurance, Property Taxes, etc.

