**COMMON CLOSING COSTS FOR SELLERS**

1. Seller costs

One of the larger closing costs for sellers at settlement is the commission for the [real estate agents](http://www.realtor.com/realestateagents/) involved in the transaction. Commissions are negotiable and vary somewhat by market, but a typical commission is 6 percent of the sales price of the home split between the listing agent and the buyer's agent. For a home that sells for $350,000, the commission would come to $21,000.

2. Loan payoff costs

Your loan payoff will often be a little higher than the remaining balance on your loan because of prorated interest. In some cases, you may have to pay a prepayment penalty for paying off your loan before the end of the term. If you have a home equity loan or line of credit, this must be paid in full at settlement as well.

3. Transfer taxes or recording fees

These are the taxes imposed by your state or local government to transfer the title from one owner to another.

4. Title insurance fees

Sellers typically pay the owner's title insurance premium.

Additional closing costs for sellers

Additional closing costs for sellers include: liens or judgments against the property, unpaid homeowner association dues, prorated property taxes and homeowner association dues included up to the settlement date.

Depending on the contract, closing costs may also include termite inspection and remediation**,** if necessary, home warranty premium and repair bills or a credit for repairs for items found during a home inspection.

Also, don't forget to estimate some of the closing costs associated with preparing to sell, such as cosmetic repairs or improvements to make your home more attractive to buyers. Those costs may be returned with a higher sales price, but you should still include them in your calculations.