K&G CAPITAL MORTGAGE

Closing Cost Breakdown

What you'll actually pay, and how to bring that number down

Closing costs catch a lot of buyers off guard. They typically run 2-5% of your loan amount, on top of your down payment. Here's exactly what's included and who usually pays for what.

Typical Closing Costs, by Category

Cost	Typical Range	What It Covers
Loan origination fee	0.5% - 1% of loan	Lender's cost to process and underwrite your loan
Appraisal fee	$400 - $700	Confirms the home's market value
Title insurance & search	$500 - $1,500+	Protects against title defects and ownership disputes
Home inspection	$300 - $600	Optional but strongly recommended property assessment
Recording fees	$50 - $250	County fee to record the deed and mortgage
Prepaid interest & escrow	Varies	Property taxes and insurance collected upfront
Survey fee	$300 - $600	Confirms property boundaries, if required

Who Pays What?

Buyers and sellers each typically cover different pieces of the closing cost pie. As the buyer, you'll generally pay your lender fees, appraisal, inspection, and your share of prepaid taxes and insurance. In Texas, it's common (and negotiable) for sellers to cover the owner's title policy and a portion of other fees, especially in a buyer's market.

K&G Tip: *Everything is negotiable. Your realtor can request a seller credit toward closing costs as part of your offer.*

Ways to Reduce Your Closing Costs

- Ask the seller for a closing cost credit as part of your offer
- Compare title company and settlement fees, they can vary
- Ask your loan officer about lender credits in exchange for a slightly higher rate
- Look into Down Payment Assistance programs, some also help with closing costs
- Shop for homeowners insurance, rates can vary significantly between carriers

Your Loan Estimate

Within three business days of applying, your lender is required to give you a Loan Estimate, a standardized form showing your estimated rate, monthly payment, and closing costs. Use it to compare offers and ask questions before you commit.

Want a real closing cost estimate for your specific loan? We'll walk you through every line item so nothing is a surprise at the table. Call us at (832) 813-0100.