



Tri-COG Land Bank Estimated Closing Costs

As part of the Agreement of Sale, all buyers of TCLB properties agree to pay for all closing costs at the time of property transfer. While these costs differ on a case by case basis, below is an estimate of closing costs you can expect when purchasing a TCLB property (costs for one parcel; if purchasing more than one, costs will differ). Please note, these are only estimated costs and there may be others associated that are not listed below - your specific closing costs may also be different from these ranges.

Recording Fees

Deed: \$200-400

Enforcement Mortgage/Note: \$150-200

Satisfaction of Enforcement Mortgage/Note: \$353.75

Closing Company Fees

Document Preparation: \$400-500

Processing Fee: \$350

Tax Certification: \$110-220

Corporate Tax Certification (if applicable): \$20-100

Reimbursements to TCLB

Dye Test (if applicable): \$75-500

Occupancy Permit for sale (if applicable): \$60-200

Title Commitment: \$150

Title Insurance

TCLB Required Title Insurance: \$569-1,200

Total* Estimated Closing Costs: \$2,016-3,814

**Please be aware that should you be using financing to purchase a TCLB property, there may be additional closing costs as required by your lender that are unaccounted for in this estimate. Additionally, due to the unique nature of TCLB property transactions, closing costs are atypical from the standard real estate transaction - some costs such as Satisfaction of Enforcement Mortgage are included while other typical closing costs such as Transfer Tax are not.*