

Who Pays for What in San Mateo County

In San Mateo County, the **Seller** normally pays:

- Real Estate Commissions
- Document preparation fee for Deed
- Documentary transfer tax (\$1.10 per thousand of the sales price)
- City transfer/conveyance tax (according to contract, usually split 50/50)
- Notary fees
- Payoff of all loans in seller's name (or existing loan balance if being assumed by buyer)
- Interest accrued to lender being paid off, statement fees reconveyance fees & any prepayment penalties
- Termite inspection and/or work (according to contract)
- Geological & environmental report (according to contract)
- Home warranty (according to contract)
- Any judgments, tax liens, etc. against the seller
- Tax proration (for any taxes unpaid at the time of transfer of title)
- Recording charges to clear all documents of record against seller
- Any unpaid homeowners dues
- Any bonds or assessments (according to contract)
- Any and all delinquent taxes

In San Mateo County, the **Buyer** normally pays:

- Title insurance premiums
- Document preparation (if applicable)
- Escrow fee
- Notary fees
- Recording charges for all documents in buyer's name
- Termite inspection (according to contract)
- Homeowners association transfer fee (negotiable)
- All new loan charges (except those required by lender for seller to pay- see note)
- Interest on new loan from the date of funding to 30 days prior to first payment date
- Assumption/change of records fee for takeover of existing loan
- Beneficiary statement fee for assumption of existing loan
- Inspection fees (roofing, property inspection, geological, etc.)
- Tax proration (from date of acquisition)
- Home warranty (according to contract)
- City transfer/conveyance tax (according to contract, usually split 50/50)
- Fire insurance premium for the first

year

Note: On some FHA, VA or other government-backed loans, the seller would pay some loan fees that the buyer cannot pay due to lender requirements.

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