

UNDERSTANDING YOUR CLOSING COSTS.

Know where your money goes, what you are paying for, and how to prepare for closing with confidence.

Closing costs vs. cash to close

CLOSING COSTS

Expenses associated with the loan and purchase, excluding your down payment.

CASH TO CLOSE

What you bring to settlement after deposits, credits, and adjustments.

Four categories to understand

01 LOAN & LENDER COSTS

Origination charges, discount points, appraisal and credit-related fees.

02 TITLE & GOVERNMENT

Title insurance, settlement services, recording and applicable transfer taxes.

03 PREPAID EXPENSES

Insurance premiums, prepaid interest and other expenses paid in advance.

04 INITIAL ESCROW DEPOSITS

Funds set aside for future property taxes, insurance and other escrowed costs.

A PRACTICAL ILLUSTRATION

THE CASH TO CLOSE BREAKDOWN.

Illustrative purchase scenario. These are sample numbers, not an actual quote or Loan Estimate.

Purchase price	\$500,000
Down payment (10%)	\$50,000
Estimated closing costs	\$12,000
Earnest money already paid	-\$5,000
Seller credits applied	-\$5,000
Lender credits	\$0
Other net adjustments	\$0

ESTIMATED CASH TO CLOSE

\$52,000

Simplified example: down payment + closing costs - earnest money - applicable credits +/- adjustments. Seller and lender credits are subject to eligibility and program limits; unused credits are not automatically cash back.

REVIEW, PREPARE AND PROTECT

READ YOUR LOAN ESTIMATE.

Your Loan Estimate groups expenses into sections A-J. Look at the loan terms, projected payments, closing costs, and Calculating Cash to Close table.

What the sections mean

- A-C** Origination and third-party loan services
- D** Total loan costs
- E-H** Government fees, prepaids, escrow deposits and other costs
- I** Total other costs
- J** Total closing costs, including disclosed lender credits

Before you send closing funds

Review your Closing Disclosure and independently verify wiring instructions with your settlement provider using a trusted, previously confirmed phone number. Do not rely on unexpected email changes.

EXPLORE THE INTERACTIVE GUIDE

BridgePointMTG.com/resources/closing-costs

Educational only. Not a commitment to lend, Loan Estimate, or guarantee of rates, fees, terms or approval. Actual costs vary by loan, property and location.