

# Closing Cost Program

## Legacy Premier Homes, Inc.

Legacy Premier Homes understands the importance of getting your mortgage questions answered by reputable and trusted mortgage lenders. With that in mind, if you work with one of the excellent service providers below, you receive the benefit of letting us assist you in paying up to 1.125% of purchase price toward closing costs associated with the purchase of a new home. The lenders below are dedicated to bringing your closing cost to within that allocation, while still providing competitive rates and superior service. In addition Legacy Premier Homes has a great relationship with these lenders and they are experts in the new construction lending process which saves time and money.

### Builder will pay closing cost NTE allocation:

- Loan Processing fee
- Attorney fee up to \$650
- Appraisal and Final Appraisal Fee
- Other minor fees (flood cert, Credit Report Fee, express fees, etc.).
- Recording Fees and Transfer Taxes

### Builder Paid not part of allocation:

- ½ Standard Title insurance (NTE 0.3% of purchase price).
- Prorated taxes (standard in Contract)
- 2/10 Home Warranty
- Lien Release
- Initial Soil Treatment Letter

### Purchaser will pay:

- All Escrows and All Pre-paids
- ½ Title insurance
- HOA Fee
- Funding Fee (typically financed into loan).
- Discount points to improve the rate.

### Not using an approved lender:

1. Add 10 to 15 days to closing date depending upon requirements for final underwriting.
2. Required to have conditional approval. This means that W2's, tax returns, and other financial information has been verified.
3. Builder will pay:
  - Attorney fee up to \$650
  - Recording Fees and Transfer Taxes
  - Builder Paid not part of allocation (see above).

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