

Homebuyer Fee Schedule



Buying with CVHT saves buyers money in the front end and in the long term. With "fee simple" purchases, closing costs and fees can rack up to \$10,000 or more.

	FEE AMOUNT	TERMS/PAYEE	DUE DATE	PURPOSE
APPLICATION FEE	\$30	Non-refundable to CVHT	After application	Helps us continue to process apps
COMMITMENT FEE	\$100	Non-refundable to CVHT	At signing of Intent to Purchase	Shows commitment to working on qualifiers
MEMBERSHIP FEE	\$25	Non-refundable to CVHT	Anytime before closing	To encourage owner participation in CVHT
EARNEST DEPOSIT	\$500	Applied to Purchase to Title Company	At signing of PSA and open of escrow	Commitment to buying the home
CLOSING COSTS	3% of home or less	Non-refundable to title company	Paid at closing	Final fees required to close with title company
APPRAISAL	Est. \$800	Lender will order, paid to lender	During Loan Origination	Lender asses value of home they are financing
INSPECTION*	Est. \$300	Paid to licensed inspector	Before closing, do as soon as possible	Inspect the home, notify seller of needed repairs before buying

*Inspection not required for new construction.

Please Note: While the Non-refundable fees are required to ensure that buyers show interst and ability to commit to fees, CVHT does not want closing costs to be a barrier to entry. If assistance is needed we can work on solutions..

Other Costs at Time of Purchase



	AMOUNT	TERMS/PAYEE	DUE DATE	NOTES
HOMEOWNERS INSURANCE	\$500-800 annually (or \$70 per month) depending on plan	Insurer, or lender if included in mortgage	"Binder" due to lender prior to closing. Payment Due after.	Ensure the policy covers ground lease requirements
PROPERTY TAXES*	\$1,740/yr estimated	Chelan County Treasurer, or lender if included in mortgage	Half on April 30th & half on October 31st	Waiver available for income qualified owners. Form to fill out at purchase.
ELECTRICITY	\$40 monthly	Paid to PUD monthly	First bill date	This may be paid by CVHT on owners behalf, and billed
WATER, SEWER, AND GARBAGE	\$110 monthly	Paid to City of Chelan or Reclamation Dist.	At signing of PSA and open of escrow	This may be paid by CVHT on owners behalf, and billed
MORTGAGE	\$900 or less monthly	Paid to Lender. Ask if any of the other fees are included.	Ask lender for due date and first payment date	Principal and Interest. Ask if anything else is included.
GROUND LEASE FEE	\$100 monthly	Paid to CVHT, ask lender if included in mortgage	Due monthly on the 1st	Small fee to help cover CVHT costs to hold land and do emergency repairs

**As a non-profit housing provider, CVHT is able to pass property tax savings onto homeowners. Form must be filed prior at time of purchase, and the funds may need to be paid up front and credited back to buyer.