

Homebuyer Fee Schedule



	FEE AMOUNT	TERMS/PAYEE	DUE DATE	PURPOSE
PRE-PURCHASE				
APPLICATION FEE	\$30	Non-refundable to CVHT	After application	Helps CVHT continue to process applications
COMMITMENT FEE	\$100	Non-refundable to CVHT	At signing of Intent to Purchase	Initial Commitment to buy
MEMBERSHIP FEE	\$25	Non-refundable to CVHT	Anytime before closing	Commitment to CVHT Mission
DURING PURCHASE				
EARNEST DEPOSIT	\$500	Credit toward purchase price of the home	At signing of PSA and open of escrow	Commitment to buying the home
CLOSING COSTS	3% - 4% of purchase price	Non-refundable, paid to title and distributed to multiple parties	Paid at closing	See Loan Cost Statement with Lender for details
INSPECTION*	Est. \$300	Paid to licensed inspector	Before closing, do as soon as possible	Inspect the home, notify seller of needed repairs before buying

Please note that this is an estimate of fees. Fees can vary from purchase to purchase.

*Inspection not required for new construction, but is recommended.

Please Note: While the Non-refundable fees are required to ensure that buyers show interest 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	est. \$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 depending on County assessed value	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	est. \$40 monthly	Paid to PUD monthly	First bill date	This may be paid by CVHT on owners behalf, and billed
WATER, SEWER, AND GARBAGE	est. \$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	Depends on home price	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 **below 80% AMI. Form must be filed prior at time of purchase, and the funds may need to be paid up front and credited back to buyer.

Please note that this is an estimate of fees. Fees can vary. Reach out to CVHT or lender with questions.