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## Northern California Closing Costs

| COUNTY               | ESCROW CHARGES   | TITLE FEES (OWNER'S POLICY)   | COUNTY TRANSFER TAX AMOUNT/\$1000                                   | CITY TRANSFER TAX AMOUNT/\$1000  |
|----------------------|--|---|---|--|
| <b>Alameda</b>       | Buyer Pay  | Buyer Pay   | Seller Pay \$1.10<br><br>(City of Alameda Buyer-Seller split 50/50) | Buyer-Seller Split 50/50<br>Alameda - \$12.00<br>Albany - \$11.50<br>Berkeley - \$15.00<br>Hayward - \$4.50<br>Oakland - \$15.00<br>Piedmont - \$13.00<br>San Leandro - \$6.00 |
| <b>Contra Costa</b>  | Buyer Pay  | Buyer Pay   | Seller Pay \$1.10   | Buyer-Seller Split 50/50<br>Richmond - \$7.00  |
| <b>El Dorado</b>     | Buyer-Seller Split 50/50                                     | Buyer-Seller Split 50/50  | Seller Pay \$1.10   | None   |
| <b>Fresno</b>        | Buyer-Seller Split 50/50                                     | Seller Pay  | Seller Pay \$1.10   | None   |
| <b>Madera</b>        | Buyer-Seller Split 50/50                                     | Seller Pay in Valley area;<br>Buyer-Seller Split 50/50 in Mountain Area | Seller Pay \$1.10   | None   |
| <b>Marin</b>         | Buyer Pay  | Buyer Pay   | Seller Pay \$1.10   | Seller Pay<br>San Rafael - \$3.10  |
| <b>Mendocino</b>     | Buyer Pay  | Buyer Pay   | Seller Pay \$1.10   | None   |
| <b>Merced</b>        | Buyer-Seller Split 50/50                                     | Buyer-Seller Split 50/50  | Seller Pay \$1.10   | None   |
| <b>Monterey</b>      | Seller Pay   | Seller Pay  | Seller Pay \$1.10   | None   |
| <b>Napa</b>          | Buyer Pay  | Buyer Pay   | Seller Pay \$1.10   | None   |
| <b>Nevada</b>        | Buyer-Seller Split 50/50                                     | Buyer-Seller Split 50/50  | Seller Pay \$1.10   | None   |
| <b>Placer</b>        | Buyer-Seller Split 50/50                                     | Buyer-Seller Split 50/50  | Seller Pay \$1.10   | None   |
| <b>Sacramento</b>    | Buyer-Seller Split 50/50                                     | Seller Pay  | Seller Pay \$1.10   | Buyer-Seller Split 50/50<br>Sacramento - \$2.75  |
| <b>San Francisco</b> | Buyer Pay  | Buyer Pay   | Seller Pay \$1.10   | Seller Pay:<br>\$100K-\$250K - \$5.00<br>\$250K - \$999K - \$6.80<br>\$1,000,000 - Up - \$7.50   |
| <b>San Joaquin</b>   | Buyer-Seller Split 50/50                                     | Buyer-Seller Split 50/50  | Seller Pay \$1.10   | None   |
| <b>San Mateo</b>     | Buyer Pay  | Buyer Pay   | Seller Pay \$1.10   | Buyer-Seller Split 50/50<br>San Mateo - \$5.00<br>Hillsborough - \$0.30  |
| <b>Santa Clara</b>   | Seller Pay   | Seller Pay  | Seller Pay \$1.10   | Buyer-Seller Split 50/50<br>Palo Alto - \$3.30<br>Mountain View - \$3.30<br>San Jose - \$3.30  |
| <b>Santa Cruz</b>    | Buyer-Seller Split 50/50                                     | Buyer-Seller Split 50/50  | Seller Pay \$1.10   | None   |
| <b>Shasta</b>        | Buyer-Seller Split 50/50                                     | Buyer-Seller Split 50/50  | Seller Pay \$1.10   | None   |
| <b>Solano</b>        | Buyer Pay  | Buyer Pay   | Seller Pay \$1.10   | Seller Pay<br>Vallejo - \$3.30   |
| <b>Sonoma</b>        | Buyer Pay  | Buyer Pay   | Seller Pay \$1.10   | Seller Pay<br>Cloverdale - \$1.10<br>Cotati - \$1.90<br>Petaluma - \$2.00<br>Santa Rosa - \$2.00<br>Sebastopol - \$2.00  |
| <b>Stanislaus</b>    | Buyer-Seller Split 50/50                                     | Seller Pay  | Seller Pay \$1.10   | None   |
| <b>Tehama</b>        | Buyer-Seller Split 50/50 in Woodland;<br>Buyer Pays in Davis | Buyer-Seller Split 50/50  | Seller Pay \$1.10   | None   |
| <b>Trinity</b>       | Buyer-Seller Split 50/50                                     | Buyer-Seller Split 50/50  | Seller Pay \$1.10   | None   |
| <b>Yolo</b>          | Buyer-Seller Split 50/50                                     | Seller Pay in Woodland<br>Buyer Pay in Davis                            | Seller Pay \$1.10   | None   |

Closing costs are allocated between Buyer and Seller on the basis of tradition, but are subject to negotiation in the sale of real property.