

ESTIMATED CLOSING EXPENSES

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CLOSING EXPENSES incurred by the Purchaser (Buyer) of an unit in Shores of Panama II, a condominium, will vary depending upon whether the purchase price is paid in cash, whether a mortgage is required to provide a part of the purchase price, the amount of the selling price of the unit and the amount of the mortgage required, if any.

The Developer will pay the closing expenses as follows:

Owner's Title Insurance, if desired.
(approximately 1% of the purchase price)

A Purchaser (Buyer) closing the purchase of his unit for cash will incur closing expenses as follows:

Documentary Stamps to be affixed to the Deed
(\$10.00 for first page of Deed and \$8.50 per page for each additional page)

Closing Statement Fee (\$525.00 but may vary with work required)

Personal Attorney's Fee, if any
(usually \$100.00 to \$300.00 but varies with work required)

Operating Capital
(an amount equal to one (1) quarter's maintenance fee as required by Section 5(c) of the Declaration of Condominium)

Administrative Expenses, e.g., excess postage, delivery/pickup charges, Federal Express, Overnight Mail Service, long distance charges, etc. (Typically \$35.00 to \$75.00 but varies on a case-by-case basis.)

In the event the purchase of the unit is part of a Purchaser's IRS §1031 exchange, the Purchaser will pay, in addition to the Purchaser's attorney or intermediary's fee, an additional document preparation fee to the closing agent of up to \$500.00.

A Purchaser (Buyer) closing the purchase of his unit with funds provided in part by a mortgage on his unit, will incur certain closing expenses in addition to those incurred by closing for cash. The amount of the closing expenses vary depending upon the lender and the amount of the loan. Typical closing expenses to be incurred when a portion of the purchase price is financed by a mortgage are as follows:

All of the expenses listed above from a Purchaser (Buyer) closing for cash, plus:

Recording fee for Mortgage
(\$10.00 for first page of mortgage and \$8.50 per page for each additional page)

Documentary Stamps on the Note
(\$.35 per \$100.00 of amount of note)

Intangible Tax on Mortgage
(\$.20 per \$100.00 of amount of note)

Lender's Title Insurance Policy
(\$175.00 in addition to the amount of the Owner's Title Insurance Policy shown above)

Credit Report
(usually \$25.00 to \$50.00 but varies with work required)

Photos
(usually \$10.00 but varies with photos required)

Origination Fee
(usually 3% to 5% of loan amount)

Closing Settlement Fee
(\$675.00 but may vary with work required)

Appraisal Fee
(usually \$300.00 to \$350.00 but varies with work required)

Private Mortgage Insurance Premium
(required for loans in excess of 80%; usually 1% to 1½% of loan amount)

Tax Service Fee
(charged by some lending institutions - between \$75.00 - \$125.00)

Costs of copies of closing documents as required by Lender.
(\$45.00 but may vary with each Lender.)

Underwriting Fee
(charged by some lending institutions - between \$100.00 - \$300.00)

In addition to the closing expenses set forth above, the lender may require certain items to be prepaid (usually condominium fees and interest from date of closing to date of first payment period) and may require certain escrow accounts to be established (usually escrow accounts are required for the payment of real property taxes and next year's private mortgage insurance premium, if any).