



VA Loan fees

The Department of Veteran Affairs places restrictions on the type and amount of fees you, the borrower, can pay. Below is a list of fees, the estimated fee range that can be charged, and who normally pays for a VA loan. If the fee is considered a “junk fee”, it should not be paid. “Junk fees” are service fees that lenders and title companies charge to collect for their overhead over and above the standard lender fees.

Note: All the buyer fees can be paid at time of closing or they can be paid by the seller. Typically, if the seller pays all your closing costs they will increase the selling price; essentially allowing you to finance all the costs. However, often times the seller will pay part of your closing costs and not raise the price at all. All you have to do is ask!

Fees are different for each state, county and city. But a good estimate for a \$200,000 loan is:

- Buyer = \$3,000-\$6,000 (not including the VA Funding fee)
- Seller = \$3,000-\$4,000 (not including the real estate commissions)

Not all fees apply to each loan. Ask for a Good Faith Estimate to see a list of fees applicable to your situation.

We offer FREE Good Faith Estimate Reviews from other lenders!

Fee Description	Estimated Range	Buyer pays	Seller Pays	Junk Fee	Comments
Application Fee	Varies by lender			X	This is a junk fee, you should never pay to apply.
Attorney Fees	Varies by lender	X			Applicable in some states
Appraisal Fee	\$300 - \$500	X			\$400 Paid at closing or time of Appraisal
Brokers Fee	0-2%		X		Charged by the mortgage provider for originating your loan.
Rate buy down fee	Varies	X			When applicable
Closing fee / Settlement fee	\$150-\$350		X		Paid to the lender and/or title company to process the closing documents.
Courier Fee	\$20-\$40	X			Costs of mailing documents
Credit Report fees	\$10-\$50	X			Paid directly to the credit reporting company used to pull your credit.
Commission Fee (Realtor/Broker)	1% - 6% of sales price		X		As a buyer you don't pay real estate agent commissions even if you have your own agent.
Commitment fee / Escrow	\$500-\$2500			X	
Compliance Inspection		X			
Discount points	Same as rate buy down fee	X			Optional, depending on rates and loan amount
Document Prep Fee	\$200-\$600			X	This is a part of doing business and should not be paid.
Escrow Closing fees	\$150-\$350		X		Same as settlement fee.
Flood Certification fees	\$20	X			Required in some areas
Home Inspection	\$250-\$750	X			Optional to the buyer, paid at time of inspection
Interest Rate lock fee	Varies			X	You should never pay a fee to lock your rate.
Lenders Inspection Fee	\$100		X		Typically applies to new construction. Paid to the

					appraiser to re-inspect the property once it is complete.
Marketing Fees	Varies			X	This is part of doing business. You should not pay marketing fees.
Notary Fee	\$20-\$50		X		Some closing departments have to pay a notary to notarize the necessary documents.
Loan Origination Fee	0-1%	X			1% is the maximum you can be charged. Some lenders charge a flat rate.
Postage Fees	\$25			X	This is the cost of doing business, but overnight delivery is costly and adds up. Some lenders charge it.
Photographs/Photo Copy fees	\$50-\$100			X	Very uncommon.
Preparing loan papers fee	Same as processing fee			X	This is a junk fee. Anything administrative is included in the cost of doing business and should not be paid by the buyer or seller.
Pre-paid taxes and insurance fees	Varies on day of month, loan, interest rate	X			These aren't closing costs – they are pre-pays.
Pre-Payment Penalty				X	Should not be one, Junk.
Processing Fee	\$200-\$500		X		This is an acceptable fee for processing a loan.
Real Estate Broker fee	Same as commission		X		Same as Realtor commission.
Recording Fees	\$50-\$200	X			Paid to the county records office to record your mortgage and deed.
Survey	If required \$150-\$300	X			Required if any changes have been made to the property affecting its boundaries.
Tax services fee	\$80		X		Cost of ensuring your taxes paid and never delinquent.
Termite certification	\$50-\$100	X			Not always required
Title Exam Fee	\$50-\$80	X			Paid to the title company to review your title search.
Title Insurance	Varies per transaction	X			Protects the lender and the buyer in the event there are any "clouds" or liens on the property.
Underwriting Fee	\$200-\$900		X		Paid to the lender to approve the loan file.
VA Funding Fee	0-3.3%	X			Depends on loan amount and consecutive uses of VA loan benefits.
Wire Fee	\$29-\$50		X		Fees charged to move money from the investor/bank to Title company, sellers bank, and/or mortgage servicer.