

## 2006 losing costs survey

## Tennessee

Item	Your lender	Tennessee average	U.S. average
<b>Origination fees</b>			
Loan amount		\$200,000	\$200,000
Points (\$)		\$968	\$1,043
Application fee		\$248	\$250
Commitment fee		NA	\$371
Document preparation		\$273	\$291
Mortgage broker, origination or lender fees		\$866	\$779
Processing		\$384	\$386
Tax service		\$67	\$67
Underwriting		\$238	\$201
Wire transfer		\$15	\$16
<b>Title and closing fees</b>			
Appraisal		\$332	\$343
Attorney, closing or settlement fee		\$291	\$362
Credit report		\$21	\$22
Flood certification		\$14	\$14
Pest and other inspection		\$50	\$60
Postage / courier		\$37	\$35
Survey		\$142	\$144
Title insurance		\$694	\$663
Title work: Title search, plat drawing, name search, endorsements		\$180	\$196
<b>Total average fees</b>		<b>\$3,016</b>	<b>\$3,024</b>

NOTE: Not every lender charges for every item. The averages shown are for those that do charge for the item. This chart omits taxes and government fees such as documentary stamps, which can vary between cities and counties. It also omits escrow and prepaid items, which will vary by what day in the month and what month in the year you have your closing.

Source: Bankrate.com research