



## RETAINER FOR PURCHASE OF PROPERTY

DATE:					
NAME(S):					
ADDRESS(ES):					
Telephone:	Voice:		Fax:		
	Work:	Other:			
Social Security No(s)/EIN:					
PROPERTY:	No. & Street:				
	City:		State: NY	Zip:	
PURCHASE PRICE:	Section:		Block:	Lot:	

Payable as Contract: \$ \_\_\_\_\_ Mortgage(s): \$ \_\_\_\_\_ Closing: \$ \_\_\_\_\_  
 follows:

**EXPENSES:** In addition to the downpayment on contract and at closing, you will need approximately \$ \_\_\_\_\_ more to pay for, but not limited to, adjustments, mortgage points, title insurance, inspections, appraisals, bank charges, mortgage tax, discount fees, survey, escrows, recording charges, PMI insurance, fire insurance, etc.

**LEGAL FEES:** Your total legal fee is \$ \_\_\_\_\_, plus disbursements.

*Fee For Review of Contract.* Your legal fee for review, revision and execution of the contract is \$ \_\_\_\_\_, and is payable whether or not the deal closes. This fee is payable today, or upon invoice.

*Balance Of Fee At Closing.* The balance of your legal fee for scheduling and attendance at the closing is \$ \_\_\_\_\_, plus disbursements, and is payable only if a closing is actually scheduled.

*Disbursements.* The disbursements (expenses) you are responsible for include: postage, copying, overnight and delivery services, transportation, all costs associated with the purchase of your property, etc.

*Additional Services:* Subsequent contract review, assistance in obtaining a mortgage commitment or mortgage commitment review or extension, out-of-county attendance, negotiation of purchase terms, resolution of contract disputes through litigation or otherwise, post-closing escrows, post-closing disputes, correction deeds, power of attorneys, etc.

You will therefore need a TOTAL of **APPROXIMATELY** \$ \_\_\_\_\_ to buy this house, 0 including the cash on contract, cash on closing, expenses and legal fees.

Your *approximate* monthly cost will be:

1st mortgage (fixed/variable) @ _____ % interest	
<i>or prevailing rate at closing:</i>	\$ _____
PMI Ins., Taxes, water & sewer	\$ _____
Fire Insurance	\$ _____
<b>TOTAL:</b>	\$ _____ 0

Plus: oil, gas, utilities, repairs  
 Minus: rentals, if any

It is our intention to serve you to the best of our ability. It is your responsibility, however, to immediately apply for a mortgage commitment, decide whether or not to exercise an interest rate lock-in option, deliver to us a final copy of it, and obtain an extension if necessary. It is also your responsibility to obtain a termite certificate and a fire insurance policy and engineer's report, if desired. Thank you for the opportunity to serve you—Good Luck.

*Terms accepted/Copy received:*

\_\_\_\_\_

\_\_\_\_\_