



FAQs for LENDERS

(RE: D-R Horton, Express, Emerald or Freedom Homes as the Seller)

DHI Title Fees*

Settlement Fee	\$575.00	Paid by Buyer
Abstract	\$100.00-\$150.00	Paid by Buyer
Attorney Opinion Letter	\$50.00	Paid by Buyer
Closing Protection Letter	\$25.00	Paid by Buyer
Policy Update	\$25.00	Paid by Buyer
Notary Fee	\$200.00	Paid by Buyer
Electronic Recording Fee	\$4.00 per document	Paid by Buyer (Lafayette Parish)
Recording Fees LA	Based on Number of Pages in each Document and Parish \$100.00 to \$400.00 per transaction (estimate)	Paid by Buyer
Owner/Lender Title Premiums	Based on the Sales Price and Loan Amount of Transaction	
Title Policy Endorsements	Based on the specific request of the Buyer and Lender Common lender endorsements are:	
	\$50.00 (ALTA 5.1)	Paid by Buyer
	\$50.00 (ALTA 8.1)	Paid by Buyer
	\$150.00 (ALTA 9.0)	Paid by Buyer

*Fees shown are subject to change without notice. Please contact DHI Title Agency for current fees.

DHI Title Agency

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Denham Springs, LA 70726

225-791-4730

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Licensing Numbers:

DHI Title Agency 325600
Tammey Dean, Manager 767499

DHI Title is a title insurance agency, underwritten by several national title insurers. For information specific to our underwriters, please contact your local DHI Title office. DHI Title is an affiliate of D.R. Horton/Express Homes/Emerald Homes/Freedom Homes, DHI Mortgage Company, Ltd. and D.R. Horton Insurance Agency. Homebuyer is not required to utilize the services of DHI Mortgage Company, Ltd., D.R. Horton Insurance Agency or DHI Title in order to purchase a home with D.R. Horton, Express Homes, Emerald Homes or Freedom Homes. The information contained herein does not constitute legal advice, and DHI Title makes no express or implied warranties or representations, and assumes no responsibilities for errors or omissions about information presented.

Q Who pays for preparation of the Act of Cash Sale?

A There is not charge for this if prepared by DHI Title. If the Cash Sale is included in the lender package, any cost will be charged to the buyer.

Q Who pays the HOA dues and how are they prorated?

A The buyer pays all the fees associated with the management company and setting up the account with the homeowner association. Also, if the current dues have been paid by DR Horton, the buyer will reimburse the builder for that portion of the year that has been pre-paid. The builder rate is typically 1/2 of the homeowner rate and the portion of the year the property is owned by homebuyer will be assessed at full rate. Please refer to the settlement statement or fee sheet supplied by DHI Title for these particular fees and assessments.

Q How does title determine the tax proration amount?

A DHI Title will provide an estimated tax amount on Schedule B1 of the title commitment. This amount will be based on the estimated tax value of the property and the current mill rates for the parish in which the property is located.

PLEASE NOTE: Anytime on or after October 1st of each year, the actual taxes for the current year will be published by the county tax office. When these amounts are available, DHI Title will collect the current year tax amount from the seller and prorate FROM the buyer for the remaining days of the year. This will create a charge to the buyer at closing so please be sure to communicate with DHI Title if you are working on a transaction closing on or after October 1.

Q How does the lender determine the amount needed for the tax reserve account?

A This will be calculated by the internal processes of each lender. DHI Title is not responsible for how the reserve account or payment amount is set up by the lender. The lender may refer to the tax certificate provided by DHI Title or they may use the county appraisal district or tax office website to garner information on the current year tax rates and values.

Q What are the Seller Concessions?

A This is based on the terms of the contract. Please refer to your contract for the amount of the seller concessions.

Q What are the charges for title policy endorsements?

A These are extra coverage endorsements that may be attached to both the owner and lender title policies based on request of the insured. The cost of the typical endorsements are approximately \$58.00 to \$150.00 per policy.