



### **What are BUYER Closing Costs & Escrows?**

For home buyers, there are a number of costs/fees that are paid when you close on a home. They are not part of your down payment, but a separate expense. Here is a list of the most common closing costs- your lender will prepare the exact cost for your loan:

- \*Recording fees of legal documents at the registry of deeds
- \*Appraisal fees
- \*Credit report fees
- \*Lender origination fees
- \*Tax service fees
- \*Title services
- \*Survey fees
- \*Attorney fees
- \*Underwriting fees
- \*Escrowed home owner's insurance costs
- \*Escrowed real estate taxes

If you are saving for a home purchase, be sure to set aside an additional amount for these expenses. While each home purchase can vary in these costs, I generally tell buyers who are purchasing homes up to \$500,000 that their closing costs may be around \$7k-\$9k.



## **MARKET SPOTLIGHT!**

**SUTTON**

- 11 Homes closed or accepted offers in January
- Average list price was \$401,650, the average sale price was \$403,667
- Average days to offer was 16.
- No Condos were sold during January in Sutton

**MILLBURY**

- 24 Homes closed or accepted offers in January
- Average list price was \$457,411, average sale price was \$480,304
- Average days to offer was 29
- 3 of these homes were new construction
- 12 condos closed or accepted offers in January
- Average list price was \$501,546, average sale price was \$556,020
- Average days to offer was 39
- 10 of these condos were new construction



### **Check Out My Website!**



**Download Homebot for useful information about your home, including a home value estimate!**



# Worcester is **HOT!**

*What's the hottest real estate market right now?  
See below from USA Today*

## 2023 TOP Housing Markets

- \*Hartford-West Hartford, Connecticut.
- \*El Paso, Texas.
- \*Louisville, Kentucky...
- \***Worcester, Massachusetts...**
- \*Buffalo-Cheektowaga, New York...
- \*Augusta, Georgia-South Carolina...
- \*Grand Rapids-City of Wyoming, Michigan...

*What percent of monthly income is spent on rent-and why buying is a better option!*

- \*In the Boston market, it is a huge percentage- 32.9% of average individual's income.
- \*Average rent for a 2 bedroom apartment in Worcester was \$1800 in
- \*Renting may get you a renter's tax deduction but it doesn't get you anything else when it comes to wealth building.
- \*Your landlord is improving their wealth portfolio as you pay down their debt and bring them income.

*If you are currently renting and want to explore a home purchase, give me a call. I can connect you with a trusted team of professionals so we can get you in a new home when you are ready!*



*Congrats  
on receiving  
Leader's Circle*



**Carla Horn**



# Mortgage Minute by rob haser

## *Date The Rate Marry The Home*

Marry the home of your dreams and let HUNT Mortgage take the worry out of having the wrong interest rate.

Finance your purchase with Hunt Mortgage. Then when rates go down, Hunt Mortgage will pay your closing costs up to \$3,500 on a refinance to ensure you have a perfect relationship between your home and interest rate.

This \$3,500 credit should cover the majority of your refinance closing costs. This allows you to get into the home ownership now, knowing that when interest rates drop, you have a low cost refinance available.

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