






REALTOR® iBUYER

THE COST OF CONVENIENCE

Realtor®	iBuyer		
\$200,000 MARKET PRICE	\$188,000 OFFER PRICE	Working with a real estate agent and listing your home on the open market typically garners a higher sale price. iBuyers tend to offer below market value.	
\$250,000 BALANCE	\$250,000 BALANCE	This is the balance that is left on your existing loan. It will be paid off to your mortgage company at closing.	
\$1,899 CLOSING COSTS	\$1,836 CLOSING COSTS	Closing costs like Title Insurance, Escrow Fees, and more will be paid at closing and are mandatory when working with a Realtor or iBuyer.	
\$12,000 COMMISSION	\$0 COMMISSION	Realtors charge a commission to sell the home, sometimes as a flat fee, but mostly as a percentage that is paid in part to the buyer's agent and part to your listing agent. iBuyers do not charge a commission to purchase your home.	
\$0 SERVICE FEE	\$13,348 SERVICE FEE	iBuyers charge a service fee in lieu of a commission. This fee typically encompasses selling fees, 'risk', and other items. Service fees can range from 6% to 11%.	
\$1,500 REPAIRS	\$4,700 REPAIRS	iBuyers run a thorough inspection of the home and commonly require a non-negotiable charge for repairs to the home. Repairs can be included when working with a real estate agent but are often negotiated with the buyer.	
\$1,456 HOLDING COSTS	\$361 HOLDING COSTS	A benefit of selling to an iBuyer is a quick closing. The longer you are in your home, the more you'll spend on things like taxes, insurance, etc. While a Realtor may not be able to close as quickly, they will work to close as quickly as possible while getting top dollar for your home.	
\$-71,463 NET	\$-86,196 NET	This is the final amount you will walk with once the sale of your home is completed, factoring in the price and all costs.	
COST OF CONVENIENCE	\$14,733	Working with an iBuyer offers convenience and a quick close, but listing the home on the open market in a traditional method typically nets the seller more. The net gain you see here is your Cost of Convenience.	

*All numbers are estimates only, please obtain final numbers prior to closing.

LAUREE ROMERO
www.twincitytitle.com
Mobile: 903-793-7671
lromero@twincitytitle.com



Title fees and rates provided by

