WHAT SHOULD A MARYLAND BUYER BUDGET?

Closing costs vary by loan program, purchase price, county and transaction.
A common planning range is roughly 2%–5% of the purchase price, excluding the down payment.

- Loan origination / lender fees
- Underwriting / processing fees
- Credit report
- Appraisal
- Discount points, if selected
- Flood certification / required services

- Title search / examination
- Lender's title insurance
- Owner's title insurance, if purchased
- Settlement / attorney fee
- Deed and mortgage preparation
- Other title / settlement services

- State transfer tax: generally 0.50%
- Qualifying first-time buyer rate: 0.25%
- County transfer tax: varies by county
- Recordation tax: varies by county
- Recording fees / applicable surcharges
- Allocation depends on law and contract

- Homeowners insurance premium
- Prepaid interest through month-end
- Initial property-tax escrow
- Mortgage insurance, if applicable
- HOA/condo charges, if applicable
- Other required reserves

MARYLAND-SPECIFIC TAX NOTES

• Maryland State transfer tax is generally 0.50% of consideration; qualifying first-time Maryland homebuyers may receive the 0.25% rate.
• County transfer-tax and recordation-tax rates vary by county, so the exact amount must be calculated for the property.
• Maryland law contains rules for allocation of State/local transfer and recordation taxes; the contract and applicable law govern the transaction.
• Eligible first-time Maryland homebuyers may have special seller-payment treatment for certain transfer and recordation taxes.
• Your Loan Estimate and Closing Disclosure provide the transaction-specific figures for actual cash-to-close.

HOW TO PLAN FOR YOUR MARYLAND CASH-TO-CLOSE

1. Review your Loan Estimate and compare total cash-to-close—not just the rate.
2. Ask about lender credits, seller concessions and eligible Maryland buyer programs.
3. Confirm county-specific taxes before finalizing your purchase budget.
4. Keep funds documented and discuss large deposits or financial changes with your loan officer.