

Buyer's and Seller's closing costs (approximated)

<h3>Cooperative Apartment</h3>	
For Seller	For Purchaser
Broker Fees: Are typically 6%. Fees vary according to property size and amount of marketing	Broker Fees: Are typically 6%. Fees vary according to property size and amount of marketing
Attorney Fees: Approximately \$1,500	Attorney Fees: Approximately \$1,500
Managing Agent: \$450	Managing Agent: \$450
Flip Tax: Contact the owner or Management or Agent	Flip Tax: Contact the owner or Management or Agent
Stock Transfer Tax: \$.05 per share	Stock Transfer Tax: \$.05 per share
Move Out Deposit Fee: \$1,000	Move Out Deposit Fee: \$1,000
New York City Transfer Tax: 1.00% of price up to \$500,000 1.425% of entire price when it exceeds \$500,000	New York City Transfer Tax: 1.00% of price up to \$500,000 1.425% of entire price when it exceeds \$500,000
New York State Transfer Tax: 0.4% (.004) of price	New York State Transfer Tax: 0.4% (.004) of price
Payoff Bank Attorney: If seller has mortgage \$30	Payoff Bank Attorney: If seller has mortgage \$30
UCC-3 Filing Fee: If seller has mortgage \$350	UCC-3 Filing Fee: If seller has mortgage \$350
Own Attorney Fee: Approximately \$1500	Own Attorney Fee: Approximately \$1500
Bank Fees/Application/Credit/Appraisal/Bank Attorney/Miscellaneous Fees: \$1,600	Bank Fees/Application/Credit/Appraisal/Bank Attorney/Miscellaneous Fees: \$1,600
Short-Term Interest: One month max*	Short-Term Interest: One month max*
Move-In Deposit: \$1000	Move-In Deposit: \$1000
Managing Agent or Co-op Attorney Fee: \$600	Managing Agent or Co-op Attorney Fee: \$600
Lien Search: \$300	Lien Search: \$300
Maintenance Adjustments: One month tax	Maintenance Adjustments: One month tax
Mansion Tax: 1% of entire	Mansion Tax: 1% of entire
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Condominium/Townhouse	
For Seller	For Purchaser
Broker Fees: Are typically 6%. Fees vary according to property size and amount of marketing	Broker Fees: Are typically 6%. Fees vary according to property size and amount of marketing
Attorney Fees: Approximately \$1,500	Attorney Fees: Approximately \$1,500
Managing Agent: \$450	Managing Agent: \$450
Move Out Deposit Fee: \$1,000	Move Out Deposit Fee: \$1,000
New York City Transfer Tax: 1.00% of price up to \$500,000 1.425% of entire price when it exceeds \$500,000	New York City Transfer Tax: 1.00% of price up to \$500,000 1.425% of entire price when it exceeds \$500,000
New York State Transfer Tax: 0.4% (.004) of price	New York State Transfer Tax: 0.4% (.004) of price
Miscellaneous Title Company Fees: If seller has mortgage \$200	Miscellaneous Title Company Fees: If seller has mortgage \$200
Approximately \$1,500	Approximately \$1,500
Bank Fees: Points 2%	Bank Fees: Points 2%
Application/Credit/Appraisal/Bank Attorney/Miscellaneous Fees: \$1,600	Application/Credit/Appraisal/Bank Attorney/Miscellaneous Fees: \$1,600
Short-Term Interest: One month max*	Short-Term Interest: One month max*
Real Estate Tax: Escrows 2-6 months	Real Estate Tax: Escrows 2-6 months
Recording Fee: \$200	Recording Fee: \$200
Mortgage Tax: 1.75% of mortgage on	Mortgage Tax: 1.75% of mortgage on

loans under \$500,000 or 1.875% of entire amount on loans over \$500,000
Fee Title Insurance: Approximately \$450 per \$100,000
Mortgage Title Insurance: Approximately \$200 per \$100,000
Miscellaneous Title Charges: \$300
Managing Agents Fee: \$250
Adjustments:
Common charges: One month max*
Real Estate Taxes: 1 to 6 months
Mansion Tax: 1% of entire price when price exceeds \$1,000,000 *Prorated for month of closing
*Expect to pay eight months Real Estate Taxes. These taxes are combined between seller as an adjustment and escrow established by lender.
*Note: When purchasing condos from a sponsor, the purchaser will be required to pay New York City and New York State Transfer Taxes; see above for amounts.
*Also, buyers are required to pay sponsor's attorney's fee; this fee is approximately \$1,000.

Multi-Family Residential/Commercial Property	
For Seller	For Purchaser
Broker Fees: Are typically 6%. Fees vary according to property size and amount of marketing	Attorney Fees: Approximately \$5,000
New York City Transfer Tax: 1.425% of price up to \$500,000 2.625% of entire price when it exceeds \$500,000	New York State Transfer Tax: 0.4% (.004) of price
Payoff Bank Attorney: If Seller has mortgage - \$350 Miscellaneous \$200 Transfer Security Deposit T.S.D.	Own Attorney Fee: Approximately \$5,000
Bank Fees: Points 2%(if any)	Application/Credit/Appraisal/Bank Attorney/Miscellaneous Fees: \$5,000-\$10,000
Short-Term Interest: One month max*	Mortgage Tax: 2.75% of entire amount on loans over \$500,000
Real Estate Tax: Escrows 2-6 months	Fee Title Insurance: Approximately \$450 per \$100,000
Mortgage Title Insurance: Approximately \$200 per \$100,000	Miscellaneous Title Charges: \$1,000
Adjustments: Rents* T.B.D. Real Estate Taxes 1-6 months *Prorated for month of closing	