Cooperative Apartment

For Seller	For Purchaser
Broker Fees:	Are typically 6%. Fees vary according to property size and amount of market
Attorney Fees:	Approximately $1,500
Managing Agent:	$450
Flip Tax:	Contact the owner or Management or Agent
Stock Transfer Tax:	$.05 per share
Move Out Deposit Fee:	$1,000
New York City Transfer Tax:	1% 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
Payoff Bank Attorney:	If seller has mortgage $30
UCC-3 Filing Fee:	If seller has mortgage $30 **Own Attorney Fee: Approximately $1500**
Bank Fees/Application/Credit/Appraisal/Bank Attorney/Miscellaneous Fees:	$1,000
Short-Term Interest:	One month max*
Move-In Deposit:	$1000
Managing Agent or Co-op Attorney Fee:	$600
Lien Search:	$300
Maintenance Adjustments:	One month tax
Mansion Tax:	1% of entire http://order-cheap-cialis.net/ price when price exceeds

*Prorated for month of closing

Condominium/Townhouse

For Seller	For Purchaser
Broker Fees:	Are typically 6%. Fees vary according to property size and amount of market
Attorney Fees:	Approximately $1,500
Managing Agent:	$450
Move Out Deposit Fee:	$1,000
New York City Transfer Tax:	1% 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
Miscellaneous Title Company Fees:	If seller has mortgage $200 Approximately $1,500
Bank Fees:	Points 2%
Application/Credit/Appraisal/Bank Attorney/Miscellaneous Fees:	$1,000
Short-Term Interest:	One month max*
Real Estate Tax:	Escrows 2-6 months
Recording Fee:	$200
Mortgage Tax:	1.75% of mortgage on loans under $500,000 or 1.875% of entire amount on loa
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 adjust
*Note: When purchasing condos from a sponsor, the purchaser will be required to pay New York City a
*Also, buyers are required to pay sponsor's attorney's fee; this fee is approximated $1,000.

lti-Family Residential/Commercial Property

For Seller	For Purchaser
Broker Fees:	Are typically 6%. Fees vary according to property size and amount of market
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 $500,00
New York State Transfer Tax:	0.4% (.004) of price
Payoff Bank Attorney:	If Seller has mortgage - $350 **Own Attorney Fee:** $200 Approximately $500
Bank Fees: Points 2%(if any)	
Application/Credit/Appraisal Bank Attorney/Miscellaneous Fees:	$5,000
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