

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:	4% (.004) of price
Payoff Bank Attorney:	If seller has mortgage \$30
UCC-3 Filing Fee:	If seller has mortgage \$30
Bank Fees/Application/Credit/ Appraisal/ Bank Attorney/Miscellaneous Fees:	Own Attorney Fee: Approximately \$1500
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:	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:	
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 loan
Fee Title Insurance:	Approximately \$450 per \$100,000
Mortgage Title Insurance:	Approximately \$200 per \$100,000
Miscellaneous Title Charges:	\$800
Managing Agents Fee:	\$250
Adjustments:	
Common charges:	One month max*
Real Estate Taxes:	1 to 6 months

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

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

*Note: When purchasing condos from a sponsor, the purchaser will be required to pay New York City and State taxes

*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 market
Attorney Fees:	Approximately \$5,000
New York City Transfer Tax:	4.25% 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 Attorney Fee: \$200 Transfer Fee: \$500 Deposit T.S. Bank Fees: Points 2%(if any)
Application/Credit/ Appraisal/ Bank Attorney/Miscellaneous Fees:	\$1,500
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