

Condos

Closing Cost Estimates - Seller

	Fee	Estimated Cost
Broker Commission	Broker	5-6%
Bank	Payoff Bank Fees	\$300 - \$1,000
Attorney	Your Attorney	Consult your attorney ~\$2,500 - \$5,000+
Building	Managing Agent Closing Fee	\$500 - \$1,000
	Move-out Fee	\$500+
	Move-out Deposit	\$500 - \$1,500 (refundable)
Government	Residential NYC Transfer Tax*	1% if purchase price is < \$500,000 1.425% if purchase price is > \$500,000+
	Progressive NY State Transfer Tax*	0.4% for Residential transactions < \$3M 0.65% for Residential transactions > \$3M
	UCC-3 Filing Fee	\$125
Recording & Closing	Pick up/Payoff Fee to Title Closer	~\$250 - \$500

*NYC & NYS Transfer Taxes are paid by the purchaser in case of a new development

varies depending on lead product/program selected *varies based upon size of loan and lender

Philip Reynolds

Closing Cost Estimates - Seller

	Fee	Estimated Cost
Broker Commission	Broker	5-6%
Bank	Payoff Bank Fees	\$500 - \$1,000
Attorney	Your Attorney	Consult your attorney ~\$2,500 - \$5,000+
Building	Co-op's Attorney/Managing Agent Closing Fee	\$400 - \$1,000
	Move-out Deposit	Varies by co-op, typically \$500 - \$1,000 (refundable)
	Move-out Fee	\$500 - \$1,500 (non-refundable)
	Admin Fee	\$250 - \$1,000
	Flip Tax or Transfer Tax	Refer to managing agent (typically 1 - 3% of price or \$ per share)
	NY Stamp Tax	\$0.05/share
Government	Residential NYC Transfer Tax	1% if purchase price is < \$500,000 1.425% if purchase price is > \$500,000+
	Progressive NY State Transfer Tax	0.4% for Residential transactions < \$3M 0.65% for Residential transactions > \$3M
	Transfer Tax Filing Fee	\$100
	UCC-3 Filing Fee	\$125

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Townhouses & Multi Family Homes

Closing Cost Estimates - Seller

	Fee	Estimated Cost
Brokers Commission	Broker	5-6%
Your Attorney	Attorney	Consult your attorney ~\$2,500 - \$5,000+
Bank	Payoff Bank Fees	\$500 - \$1,000
Government	Residential NYC Transfer Tax	1% if purchase price is < \$500,000
		1.425% if purchase price is > \$500,000+
	NY State Transfer Tax	0.4% for Residential transactions < \$3M
		0.65% for Residential transactions > \$3M
	Transfer Tax Filing Fee	\$100
	UCC-3 Filing Fee	\$125

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*varies depending on lead product/program selected **varies based upon size of loan and lender

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