

**Closing Cost Estimates\***  
**Condominium Apartments & Townhouses**

**FOR THE SELLER**

Broker Commission	Set by broker
Seller's Attorney	\$1,250 and up
Managing Agent Processing Fee	\$450.00 - \$750.00
Move-out Deposit	\$500.00 - \$1,000
New York City Transfer Tax	1% of price for purchase of \$500,000.00 or less 1.425% of price for purchase over \$500,000.00 (Paid by Seller, except sale by Sponsor)
New York State Transfer Tax	0.4% of price (paid by Seller, except sale by Sponsor)
Miscellaneous Title & Recording Fees	\$100.00
Mortgage Satisfaction Fee	\$150.00 - \$300.00

**FOR THE PURCHASER**

Purchaser's Attorney	\$1,250 and up
Bank Fees:	
Points	0 to 3% of loan amount
Application, credit check, etc.	\$500.00
Bank Attorney	\$450.00 - \$750.00.00
Short Term Interest	Up to one month
Tax Escrows	2 to 6 months
Recording Fees	\$150.00
Mortgage Tax	2% ** of amount of mortgage on loans under \$500,000.00 2.125%** of amount of mortgage loans of \$500,000.00 and over
	Title Insurance Rates vary by NY law as insurance increases
Violation Search	\$250.00
Managing Agent Fee	\$250.00
Common Charge Adjustment	Up to one month
Real Estate Tax Adjustment	1 to 5 months
Mansion Tax	1% of price where price is \$1,000,000.00 or more
Title Closer Fee	\$100.00 - \$150.00

**Closing Cost Estimates\***  
**Cooperative Apartments**

**FOR THE SELLER**

Broker Commission	Set by broker
Seller's Attorney	\$1,250 and up
Co-op Attorney/Managing Agent	\$400.00 - \$800.00
Flip Tax	Varies by building, if any
Stock Transfer Tax	\$0.05 per share

Move-out Deposit	\$500.00 - \$1,000.00
New York City Transfer Tax	1% of price for purchase of \$500,000.00 or less 1.425% of price for purchase over \$500,000.00 (Paid by Seller, except sale by Sponsor)
Transfer Tax Filing Fee	\$25.00 recording fee
New York State Transfer Tax	0.4% of price (paid by Seller, except sale by Sponsor)
Payoff Bank Attorney	\$300.00
UCC-3 Filing Fee	\$25.00

**FOR THE PURCHASER**

Purchaser's Attorney	\$1,250 and up
Bank Fees:	
Points	0 to 3% of loan amount
Application, credit check, etc.	Approximately \$500.00
Bank Attorney	Approximately \$450.00 - \$800.00
UCC-I Filing	\$75.00
Short Term Interest	Up to one month
Move-in Deposit	\$500.00 - \$1,000.00
Recognition Agreement Fee	\$250.00
Lien Search	\$250.00
Maintenance Adjustment	Up to one Month
Mansion Tax	1% of price where price is \$1,000,000.00 or more

\*These are only estimates. Actual costs may vary.

<http://www.residentialnyc.com/infoguide/sellers.html>

