

Estimated Residential Condominium Closing Costs in New York City

FOR THE SELLER

Broker	As provided in exclusive agreement with Broker
Own Attorney	Approx. \$3,500-\$5,000, varies as negotiated
Managing Agent's Fee	Approx. \$1,000, or as determined by Condominium
Move-out Deposit (refundable)	\$500-\$1,000, or as determined by Condominium
Move-out Fee (non-refundable)	\$250-\$750, or as determined by Condominium
New York City Transfer Tax	1% of entire gross sale price, if price is \$500,000 or less; or 1.425% of entire gross sale price, if price exceeds \$500,000; plus \$100 filing fee
New York State Transfer Tax	0.4% (.004) of gross sale price if \$2,999,999 or less; or 0.65% (.0065) of gross sale price if \$3,000,000 or more
Satisfaction of Mortgage	Approx. \$500, or as determined by Lender
Recording, other fees	\$250
Non US Citizen/Non Resident (FIRPTA)	15% of price withheld or paid towards amount owed
Flip Tax or Capital Contribution	Certain Condominium, formula varies

All costs are estimated, and will vary based on transaction details, changes in rates and taxes, and other factors. No representation is made as to the accuracy of these estimates. Parties to transaction must consult their own Counsel and refer to transaction details for verification of all costs.

Estimated Residential Co-op Closing Costs in New York City

FOR THE SELLER

Broker	As provided in exclusive agreement with Broker
Own Attorney	Approx. \$3,500-\$5,000, varies as negotiated
Managing Agent's Fee	Approx. \$1,000, or as determined by Co-op
Move-out Deposit (refundable)	\$500-\$1,000, or as determined by Co-op
Move-out Fee (non-refundable)	\$250-\$750, or as determined by Co-op
New York City Transfer Tax	1% of entire gross sale price, if price is \$500,000 or less; or 1.425% of entire gross sale price, if price exceeds \$500,000; plus \$100 filing fee
New York State Transfer Tax	0.4% (.004) of gross sale price if \$2,999,999 or less; or 0.65% (.0065) of gross sale price if \$3,000,000 or more
Satisfaction of Co-op Loan	Approx. \$500, or as determined by Lender
UCC-3 Termination Fee	\$75-\$100 if applicable
Non US Citizen/Non Resident (FIRPTA)	15% of price withheld or paid towards amount owed
Flip Tax	Certain Co-op, formula varies
Stocks Transfer Tax	Certain Co-op, formula varies

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Estimated Residential Townhouse/House Closing Costs in New York City

FOR THE SELLER

Broker	As provided in exclusive agreement with Broker
Own Attorney	Approx. \$3,500-\$5,000, varies as negotiated
New York City Transfer Tax	1% of entire gross sale price, if price is \$500,000 or less; or 1.425% of entire gross sale price, if price exceeds \$500,000; plus \$100 filing fee
New York State Transfer Tax	0.4% (.004) of gross sale price if \$2,999,999 or less; or 0.65% (.0065) of gross sale price is \$3,000,000 or more
Satisfaction of Mortgage	Approx. \$500, or as determined by Lender
NYS Equalization Filing Fee	\$125
NYC Administration Fee	\$125 for Residential Deed Transfer/\$250 Commercial Deed Transfer
Recording, other Fees	Approx. \$250
Non US Citizen/Non Resident (FIRPTA)	15% of price withheld or paid towards amount owed
Property Disclosure Credit	\$500 (unless exempt)

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