

Estimated Residential Condo 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 building
Move-out Deposit or Fee	Approx. \$1,000, or as determined by building
New York City Transfer Tax	See chart on reverse
New York State Transfer Tax	See chart on reverse
Satisfaction of Mortgage	Approx. \$500, or as determined by bank, title co.
Recording, other fees	Approx. \$150
Capital Gains Tax	Consult your accountant
Non US Citizen/Non Resident (FIRPTA)	15% of price withheld or paid towards amount owed
Flip Tax or Capital Contribution	Certain Condos, formula varies

*Tax is assessed on total price at the highest rate applicable to the total price, ie if price is \$5.5m, transfer tax is 0.65% of \$5.5m. NYS Transfer tax increases from 0.40% to 0.65% only in NYC and for residential property with a price of \$3m or more and other property with a price of \$2m or more.

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 Condo Closing Costs

IN NEW YORK CITY

Price	NYS Transfer Tax*	NYC Transfer Tax	Total Taxes
\$0 - \$500,000	0.40%	1.00%	1.40%
\$501,000 - \$999,999	0.40%	1.425% + \$100	1.825% + \$100
\$1,000,000 - \$1,999,999	0.40%	1.425% + \$100	1.825% + \$100
\$2,000,000 - \$2,999,999	0.40%	1.425% + \$100	1.825% + \$100
\$3,000,000 - \$4,999,999	0.65%	1.425% + \$100	2.075% + \$100
\$5,000,000 - \$9,999,999	0.65%	1.425% + \$100	2.075% + \$100
\$10,000,000 - \$14,999,999	0.65%	1.425% + \$100	2.075% + \$100
\$15,000,000 - \$19,999,999	0.65%	1.425% + \$100	2.075% + \$100
\$20,000,000 - \$24,999,999	0.65%	1.425% + \$100	2.075% + \$100
\$25,000,000 or more	0.65%	1.425% + \$100	2.075% + \$100

*Tax is assessed on total price at the highest rate applicable to the total price, ie if price is \$5.5m, transfer tax is 0.65% of \$5.5m. NYS Transfer tax increases from 0.40% to 0.65% only in NYC and for residential property with a price of \$3m or more and other property with a price of \$2m or more.

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

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

Price	NYS Transfer Tax*	NYC Transfer Tax	Total Taxes
\$0 - \$500,000	0.40%	1.00%	1.40%
\$501,000 - \$999,999	0.40%	1.425% + \$100	1.825% + \$100
\$1,000,000 - \$1,999,999	0.40%	1.425% + \$100	1.825% + \$100
\$2,000,000 - \$2,999,999	0.40%	1.425% + \$100	1.825% + \$100
\$3,000,000 - \$4,999,999	0.65%	1.425% + \$100	2.075% + \$100
\$5,000,000 - \$9,999,999	0.65%	1.425% + \$100	2.075% + \$100
\$10,000,000 - \$14,999,999	0.65%	1.425% + \$100	2.075% + \$100
\$15,000,000 - \$19,999,999	0.65%	1.425% + \$100	2.075% + \$100
\$20,000,000 - \$24,999,999	0.65%	1.425% + \$100	2.075% + \$100
\$25,000,000 or more	0.65%	1.425% + \$100	2.075% + \$100

*Tax is assessed on total price at the highest rate applicable to the total price, ie if price is \$5.5m, transfer tax is 0.65% of \$5.5m. NYS Transfer tax increases from 0.40% to 0.65% only in NYC and for residential property with a price of \$3m or more and other property with a price of \$2m or more.

For sale of multiple apartments together, rates are higher.

Estimated Residential Townhouse 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	See chart on reverse
New York State Transfer Tax	See chart on reverse
Satisfaction of Mortgage	Approx. \$500, or as determined by bank, title co.
Recording, other fees	Approx. \$150
Capital Gains Tax	Consult your accountant
Non US Citizen/Non Resident (FIRPTA)	15% of price withheld or paid towards amount owed

*Tax is assessed on total price at the highest rate applicable to the total price, ie if price is \$5.5m, transfer tax is 0.65% of \$5.5m. NYS Transfer tax increases from 0.40% to 0.65% only in NYC and for residential property with a price of \$3m or more and other property with a price of \$2m or more.

Estimated Residential Townhouse Closing Costs

IN NEW YORK CITY

Price	NYS Transfer Tax*	NYC Transfer Tax	Total Taxes
\$0 - \$500,000	0.40%	1.00%	1.40%
\$501,000 - \$999,999	0.40%	1.425% + \$100	1.825% + \$100
\$1,000,000 - \$1,999,999	0.40%	1.425% + \$100	1.825% + \$100
\$2,000,000 - \$2,999,999	0.40%	1.425% + \$100	1.825% + \$100
\$3,000,000 - \$4,999,999	0.65%	1.425% + \$100	2.075% + \$100
\$5,000,000 - \$9,999,999	0.65%	1.425% + \$100	2.075% + \$100
\$10,000,000 - \$14,999,999	0.65%	1.425% + \$100	2.075% + \$100
\$15,000,000 - \$19,999,999	0.65%	1.425% + \$100	2.075% + \$100
\$20,000,000 - \$24,999,999	0.65%	1.425% + \$100	2.075% + \$100
\$25,000,000 or more	0.65%	1.425% + \$100	2.075% + \$100

*Tax is assessed on total price at the highest rate applicable to the total price, ie if price is \$5.5m, transfer tax is 0.65% of \$5.5m. NYS Transfer tax increases from 0.40% to 0.65% only in NYC and for residential property with a price of \$3m or more and other property with a price of \$2m or more.

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