

YOUR GUIDE TO

selling a home

IN NEW YORK CITY

**Brown
Harris
Stevens**



Selling in New York

Brown Harris Stevens is uniquely qualified to market your residential property. Every marketing program is carefully tailored to the individual residence and is built around a highly effective advertising and interactive marketing campaign that precisely targets critical audiences, both domestic and international.

Real Estate Board of New York residential members, Hudson Gateway Association of Realtors and our Brown Harris Stevens local, national and international partners, we reach an extensive global audience. By utilizing our own resources and inviting co-brokerage with all Real Estate Board of New York residential members and our Brown Harris Stevens local, national and international partners, we reach an extensive global audience.

Importantly, we possess a unique insight into board requirements through Brown Harris Stevens Residential Management, LLC, which manages many of Manhattan's most distinguished buildings

Brown Harris Stevens has remained at the forefront of marketing and technological innovation to ensure that we generate the greatest interest in your property. Our goal is to complete the sale of your property in the shortest possible time and realize the maximum market price while providing you with the highest level of service.

It is not surprising we regularly hold records in all residential sales categories throughout New York City.

Brown Harris Stevens offers the advantage of the firm's considerable depth of market analysis resources. Our exceptional market coverage and fully dedicated Research Division enables us to provide the most accurate evaluation of your property's current market value and guide you towards optimal pricing.



The Decision to Sell Your Home

Everyone has a different set of needs and goals when they decide to sell their residence. To assist us in tailoring the support we offer, we encourage you to consider the questions below.

- What are your main reasons for selling?
- Do you need to sell by a certain date, or are you flexible with regard to timing?
- Do you have a price in mind for your property? If so, what factors did you consider in determining it?
- Are there any aspects related to the process of listing and selling your residence that you have questions about?
- Do you need assistance in relocating to another area?



Evaluating Your Home

Every property has distinctive features with regard to location, architectural style, interior amenities, property setting and so much more. Oftentimes a buyer will value some of the very same qualities about your residence that you fell in love with.

- Are there any notable improvements and/or updates you have made to your residence?

It is important to evaluate any maintenance or improvements that could help increase your residence's value before you place it on the market, and your agent would be happy to assist you with this. Take some time to go through and note anything that needs addressing, starting at your front door. We recommend that you assess your residence's condition based on the criteria below.

- Walls & Ceilings
- Floors
- Kitchen
- Bathroom(s)
- Living Room
- Dining Room
- Bedroom(s)
- Terrace/Balcony



Tips For Preparing Your Home For Sale

After you have addressed any maintenance issues, the following tips will help you to present your property in its best light. Your agent can assist with your residence preparations.

- **Declutter:** When preparing the interior of your residence for sale, remember that “less is more.” If there is too much clutter or unnecessary furniture, it can get in the way of a buyer seeing the home itself. Go through each room and see if there are any unnecessary items in the room that you can remove. Temporary storage is a great option if you aren't sure what to do with certain items.
- **Depersonalize:** Buyers want to be able to envision themselves living in your residence, but seeing too much of an owner's memorabilia can make that hard. It does not mean you have to remove all personal items but it is a good idea to keep them to a minimum.
- **Clean and eliminate odors:** Be sure your residence has a thorough cleaning, particularly before showings. A clean, fresh-smelling residence helps to assure the buyer that your home is well cared for.
- **Pets:** If you have pets, make sure you have a plan for their care during showings.
- **Consider some repainting:** Particularly in rooms that are not currently painted in a neutral color. You want to appeal to as wide a group of potential buyers as possible.
- **Let the light in:** Make sure to clean windows, clear window sills and consider adding floor or table lamps to rooms that tend to be dark. The lighter and brighter a residence is, the more welcoming it will feel.



Maximize your residence's value and minimize its time on the market.

Curate by BHS makes your residence-selling process seamless, whether your residence needs a minor refresh or a complete transformation. With no upfront costs, Curate lets you unlock your residence's true potential and pay for your upgrades only after you sell.

How it Works

1. You and your BHS agent discuss what upgrades will best position your residence for sale and decide on an estimated budget.
2. You will be assigned a dedicated project manager who will work with you to curate by BHS vendors from our network of fully insured and vetted service providers.
3. The vendors get to work. Your project manager oversees everything and your BHS agent is there every step of the way.
4. Once the projects are complete, you and your agent place your residence on the market.
5. Your residence sells more quickly at a higher price as a result of the upgrades. The cost of services is deducted from your selling price.





What Services Does Curate Offer?

With Curate, you can move forward with complete cosmetic upgrades such as painting walls, decluttering and improving fixtures. Also available are professional staging and design, as well as full renovation services.

We also cover health and safety items like COVID-19 decontamination services.

Our program covers a wide variety of services. Here is a sampling of the most popular in our program:

CLEANING/DECLUTTERING

- COVID-19 Decontamination Services
- Vapor Aerial Decontamination
- Professional Deep Cleaning
- Decluttering
- Storage
- Packing/Moving

RENOVATION

- General Contracting
- Counter-tops
- Plumbing
- Electrical Work/Lighting
- Flooring
- Carpentry

STAGING & DESIGN

- Professional Staging
- Interior Design
- Painting
- Urban Landscaping

Curate



Pricing Your Property

Pricing is the most important, and most difficult, decision you have to make as a seller. Among other factors, pricing your property should reflect the location and condition of your residence, current market conditions, properties currently on the market and recent comparable sales. Your agent will provide you with a Competitive Market Analysis that offers an opinion of value.

With regard to pricing, it is important to keep in mind that:

- All properties generate the most interest within the real estate community within their first few weeks on the market.
- The number of showings is greatest during this initial phase.
- Starting too high and dropping the price later reduces the momentum that enthusiastic buyers and agents generate.
- It may become necessary to adjust the price to compete with new listings that come onto the market. The timing and extent of the adjustment are keys to the success of the sale.

Realistic pricing generates the highest level of enthusiasm and interest among agents and buyers. The benefit is the sale of your property for the highest market price.



Steps In The Selling Process

- **Broker Open House:** Hosted by your agent and usually held during the week, this is an efficient and effective way to allow local real estate agents to preview your property.
- **Public Open House:** Hosted by your agent and typically held on the weekend, when appropriate. This allows potential customers in the market to view your property.
- **Showings:** Showings are a necessary part of the selling process. It is best to make arrangements for yourself, others living there, and/or pets to not be in the house during showings to allow the buyer the best chance to envision themselves living there.
- **The Offer:** All offers by a potential buyer will be conveyed to you by your agent. Oftentimes, an offer will lead to some negotiation between the buyer and seller. Your agent will guide you through this process and the negotiation.
- **Contract of Sale:** Prepared by the seller's attorney and signed by both parties, with typically 10 percent of the purchase price is put as a contract deposit by the buyer and held in escrow by the seller's attorney until closing.
- **Written Financing Commitment:** Often the buyer may request a financing contingency to ensure they can get financing for the residence. A mortgage/loan commitment is usually about 30 days to obtain.
- **The Bank Appraisal:** The bank will send an appraiser to verify the value of the residence, based on comparable sales and market conditions.
- **The Closing Date:** Early on in the negotiations, a closing date will be agreed upon by the sellers and buyers. While the closing date can vary, in most cases the sale is subject to co-op Board Approval or the condo's Waiver of Right of First Refusal.
- **Co-op/Condo Board Approval:** The typical process includes the completion of an application, including personal financials and other required documentation for review by the Board and potentially subject to a personal interview, particularly for co-ops.



Agency Disclosures

It is important to understand the three types of Agency relationships when selling your residence.

Seller's Agent A Seller's Agent acts only on behalf of the seller and has fiduciary duties to the seller, including loyalty, accountability, confidentiality, reasonable care, full disclosure and obedience to lawful instruction. A Seller's Agent is required by law to disclose all information on property defects material to any transaction which are known or should be known by the Seller's Agent.

Buyer's Agent A Buyer's Agent acts only on behalf of the buyer. A Buyer's Agent's fiduciary duties are to the buyer, which include loyalty, accountability, confidentiality, full disclosure, reasonable care and obedience to lawful instruction. A Buyer's Agent must act with fairness and honesty to all parties.

Dual Agency Dual agency occurs when a real estate company representing a buyer shows the buyer any properties that the company has listed and is acting as the Seller's Agent.

The real estate company may act as the agent of both the buyer and seller in a single transaction with the full knowledge and written consent of both buyer and seller. All fiduciary duties are the same, with the exception of disclosing confidential information to either the Buyer or Seller when representing both sides. Thereby the real estate company does not have undivided loyalty to either side.



Marketing

Effective marketing is key to bringing potential buyers through your front door. Your agent has access to the Brown Harris Steven Marketing Team as well as a network of vendors who create collateral and content that will bring maximum exposure to your residence.

Brown Harris Stevens offers tools and services such as virtual staging, virtual restorations, video tours produced by a professional film crew, 3D walkthroughs, email blasts, and promotional videos.

We also promote listings by engaging in automatic re-targeting with online ads based on consumers' search behaviors as well as social media boosted campaigns to organically reach our followers across Facebook and Instagram.

Brown Harris Stevens' national and international media exposure is second to none. Strategic programs, both internally created and those with our print and online partners, focus on luxury properties and draw interest from far and wide.

Your agent will go over marketing and advertising opportunities with you to best sell your property.

Syndication

WHERE DOES YOUR LISTING APPEAR ONLINE?

BHS has a number of partners online that automatically feature our listings.

At present, our primary partners are:

WSJ.com

Barrons.com

MansionGlobal.com

Juwai.com

Barrons.com/penta

Marketwatch.com

LuxuryPortfolio.com

LeadingRE.com

Realtor.com

Brownstoner.com

UrbanDigs.com

Zumper.com

Apartments.com

221list.com

homes.com

Financialtimes.com

WSJ

BARRON'S

MANSSION
GLOBAL



PENTA

MarketWatch

LP LUXURY
PORTFOLIO
INTERNATIONAL

Leading
REAL ESTATE COMPANIES
OF THE WORLD



Brownstoner

UrbanDigs




Apartments.com™

221

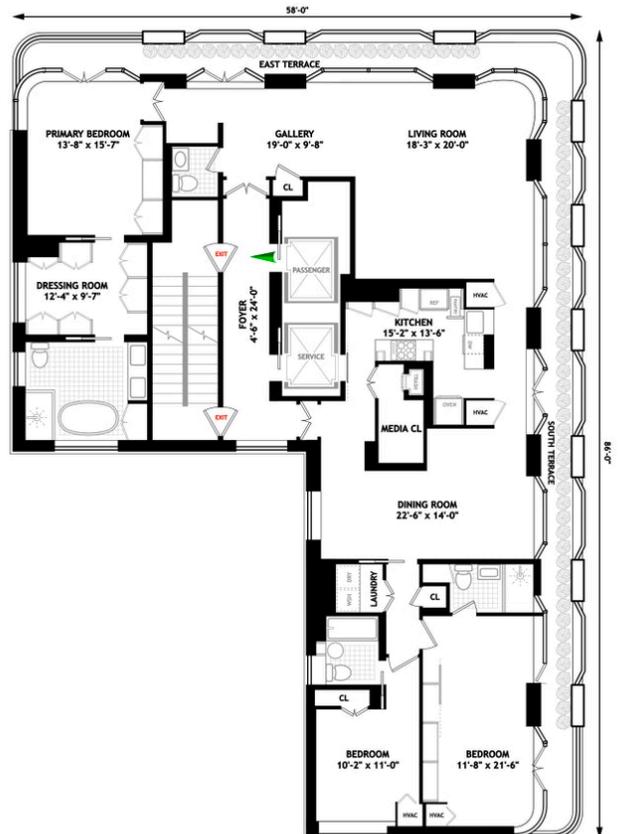
 Homes.com™

FT FINANCIAL
TIMES



Professional Photographers & Floorplans

In today's world the first showing is typically online, therefore showcasing your listing with great photos is paramount in today's digital world. All of our listings utilize professional photography and floorplans. 3D walkthroughs allow buyers to tour the entire home through a 3D floorplan technology.





In-House Global Services/Relocation

Our reach extends far beyond the New York City area as a preferred partner for corporations and relocation management companies. In fact, BHS Global Services is the destination of choice for clients relocating their executives to the Connecticut and New York Metro Area, making it a tremendously high-volume source for qualified buyers.

Need assistance in finding a qualified agent where you are moving? Just ask. Through our global network, including Leading Real Estate Companies of the World, Luxury Portfolio International, BHS Partnering Worldwide and Mayfair International Realty, we are linked to more than 1,750 offices and 159,000 sales associates in over 70 countries. No matter where you are going, we can make sure you work with that area's top agents.

BHS PARTNERING
WORLDWIDE

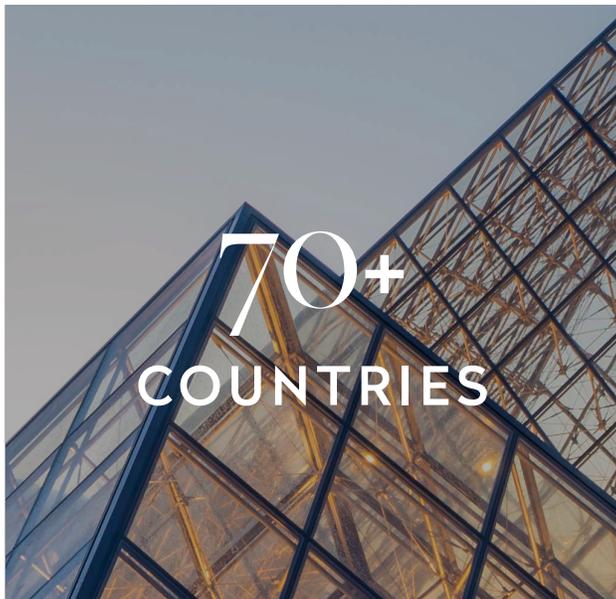
LP LUXURY
PORTFOLIO
INTERNATIONAL

Leading
REAL ESTATE COMPANIES
OF THE WORLD

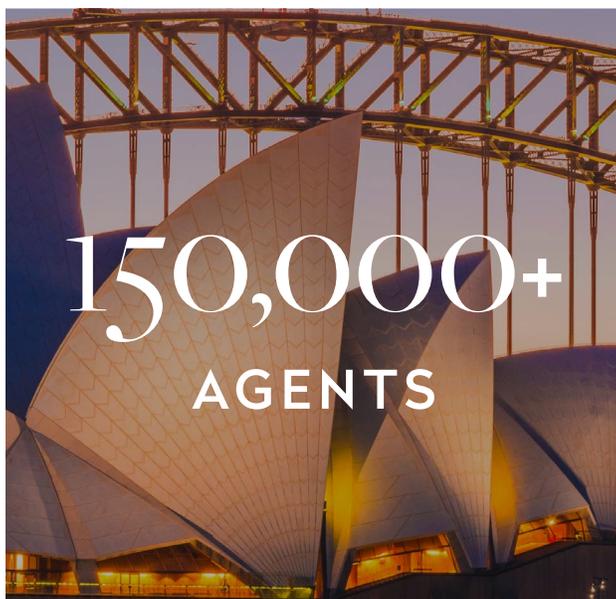
MAYFAIR
International Realty



600
FIRMS



70+
COUNTRIES



150,000+
AGENTS

Our Global Reach

WHERE HERITAGE MEETS INNOVATION SINCE 1873

Brown Harris Stevens is an influential Affiliate Member of Leading Real Estate Companies of the World® and its luxury marketing arm, Luxury Portfolio International®. We are also exclusive members in our regions with London based Mayfair International further expanding our reach in Western Europe Markets. This premier network affiliation combined with our innovative exclusive co-marketing program, BHS Partnering Worldwide® enables us to provide you with a uniquely targeted global reach, bringing your property to the attention of the highest number of qualified buyers worldwide.

**The largest global referral network in
the industry.**



LP
LUXURY
PORTFOLIO
INTERNATIONAL®

Leading
REAL ESTATE
COMPANIES
OF THE WORLD

LUXURY PORTFOLIO INTERNATIONAL'S global reach is demonstrated by its website visitors from over 200 countries/territories every month, site translation in nine languages, conversion to multiple currencies and a combined \$257 billion in U.S. home sales last year.

LEADING REAL ESTATE COMPANIES OF THE WORLD brings your Brown Harris Stevens listing to a network of 550 other top independent real estate firms across the globe, encompassing 135,000 sales associates, across 70 countries.



BHS Partnering Worldwide is a thriving mutual advertising and marketing vehicle for exceptional listings of the most respected high-end residential real estate brokerages from around the world, whom we have hand-selected to be our partners. BHS Partnering Worldwide is unique in that it allows for the listing agent's firm and direct contact information to be prominently shown to bring buyers directly to your property.

The benefits of our partnerships are reciprocal. Partners help to promote very high-end listings from BHS on their respective websites, across social media, and in print.



MAYFAIR
International Realty

- Headquartered in London and the hub of our UK and European network enabling us to work with other like-minded brokerages as well as the European investor.
- Listings are featured on the websites of the Global Financial Times and Country Life.
- Promoting our listings via editorial features in the international property press.



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 is \$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
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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
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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

Glossary Of Terms

This is a reference guide to important legal and environmental issues and real estate terms most pertinent to sellers, as per the National Association of Realtors and the U.S. Department of Housing and Urban Development.

24-hour notice: Allowed by law, any tenant must be informed of a showing 24 hours before you arrive.

Addendum: An addition to a document or contract.

Appraisal: A document of opinion of property value at a specific point in time by a licensed real estate appraiser.

"As-is": A contract or offer clause stating that the seller will not repair or correct any problems with the property. Property will be transferred in its existing condition without repairs.

Back-up offer: When an offer is accepted contingent on the voiding of an accepted first offer on a property.

Broker's tour: A preset time and day when real estate sales agents can view listings by multiple brokerages in the market.

Carrying costs: Cost incurred to maintain a property (taxes, interest, insurance, utilities, closing costs, typical fees, taxes, insurance and so on).

Comparative market analysis (CMA): A study done by real estate sales agents and brokers using active, pending and sold comparable properties to estimate the best listing price for a property.

Contingency: A provision in a contract requiring certain acts to be completed before the contract is binding.

Continue to show: After an offer has been accepted, inspections are done, and contracts have been drawn, but the seller requests that the property continue to be shown to prospective buyers until contingencies are released.

Counteroffer: The response to an offer or a bid by the seller or buyer after the original offer or bid.

Disclosures: Federal, state, county and local requirements of disclosure that the agent provides and seller and buyer acknowledges.

DOM: Days on market.

Contract deposit (down payment): See steps in selling process, contract of sale.

Exclusions: Fixtures or personal property that are excluded from the contract or offer to purchase.

Fixture: Personal property that has become part of the property through permanent attachment.

IDX (Internet Data Exchange): Allows real estate brokers to advertise each other's listings posted to listing databases such as the multiple listing service.

Inclusions: Fixtures or personal property that are included in a contract or offer to purchase.

Listing agreement: A document that establishes the real estate agent's agreement with the sellers to represent their property in the market.

Residential Listing Service (RLS): A service that compiles available properties for sale by member brokers through the Real Estate Board of New York.

Offer to purchase: When a buyer proposes certain terms and presents these terms to the seller.

Punch List: A list of items incomplete or requiring repair at the pre closing walk through but for which the seller remains liable.

Withdrawn/Temporarily off the Market: A listed property that is taken off the market due to illness, travel, repairs, and so on. The terms of the listing contract are still in place.

SOP Explanation

In 2021, the New York State Legislature amended Sec. 442-h of the Real Property Law to require real estate brokers to institute standard operating procedures which a prospective homebuyer must meet prior to receiving services. The Legislature was concerned that homebuyers in different categories were treated differently, as disclosed by the Newsday articles about discrimination in Long Island.

The law takes effect April 20,2022 and BHS has adopted the attached policy statement:

Prior to showing a homebuyer a property or providing services:

1. BHS does not require identification from a prospective homebuyer,
2. BHS does not require a homebuyer to sign an exclusive brokerage agreement requiring the homebuyer to work only with BHS on all properties; and
3. BHS does not require a pre-approval for a mortgage loan in order to show a homebuyer properties.

However, based upon the requirements of the seller, the building in which the properties is located, or others, some or all of the foregoing items may be required.

The policy will be on the BHS website and all mobile device applications . Any agent or teams websites or mobile device applications must also post the policy or provide direct link from the BHS website or mobile app. The policy will be displayed at all offices and copies will be available if buyers request it. **Please make sure you comply with this policy. If you deviate, you must have written documentation that it was requested by the seller, the building, or some other third party, and that it is not applied in an arbitrary or discriminatory manner. If a seller, a building, or others request indemnification, mortgage pre approval, or other preliminaries to seeing a property, submitting an offer, or other services, they must be applied in a uniform, non discriminatory manner for all prospective buyers of the property.** The penalties for failure to comply with Sec. 442-h, as amended, are the same as for any violation of the licensing laws: revocation of license, suspension, or penalties of up to \$1000.

OFFICE LOCATIONS

Manhattan

EAST SIDE

445 Park Avenue
New York, NY 10022
Phone: 212-906-9200

WEST SIDE / BROADWAY

1934 Broadway
New York, NY 10023
Phone: 212-588-5600

DOWNTOWN

130 Fifth Avenue
New York, NY 10011
Phone: 212-906-0500

UNION SQUARE

100 Fifth Avenue, 2nd Floor
New York, NY 10011
Phone: 212-381-6500

SOHO

451 West Broadway
New York, NY 10012
Phone: 212-381-4200

TRIBECA

43 North Moore Street
New York, NY 10013
Phone: 212-452-4500

HARLEM

2169 Frederick Douglass Boulevard
New York, NY 10026
Phone: 212-381-2570

DEVELOPMENT MARKETING

130 Fifth Avenue
New York, NY 10011
Phone: 212-521-5757

Brooklyn

BROOKLYN HEIGHTS

129 Montague Street
Brooklyn, NY 11201
Phone: 718-875-1289

PARK SLOPE

100 Seventh Avenue
Brooklyn, NY 11215
Phone: 718-230-5500

PARK SLOPE, 7TH AVE

160 Seventh Avenue
Brooklyn, NY 11215
Phone: 718-878-1960

BAY RIDGE

8324 4th Avenue
Brooklyn, NY 11209
Phone: 718-878-1880

Queens

LONG ISLAND CITY

47-12 Vernon Boulevard
Long Island City, NY 11101
Phone: 718-878-1800

FOREST HILLS

73-01 Austin Street
Forest Hills, NY 11375
Phone: 718-520-0303

Riverdale

RIVERDALE

3531 Johnson Avenue
Riverdale, NY 10463
Phone: 718-878-1700

Hudson Valley

HUDSON

526 Warren Street
Hudson, NY 12534

RHINEBECK

18 Garden Street
Rhinebeck, NY 12572
Phone: 845-871-2700

Long Island / Commercial Services

GARDEN CITY

585 Stewart Avenue-Suite 790
Garden City, NY 11530
Phone: 516-203-8100

New Jersey

HOBOKEN

127 Washington Street
Hoboken, NJ 07030
Phone: 201-478-6700

MONTCLAIR

635 Valley Road
Montclair, NJ 07043
Phone: 973-744-6033

OFFICE LOCATIONS

Hamptons

EAST HAMPTON

27 Main Street
East Hampton, NY 11937
Phone: 631-324-6400

BRIDGEHAMPTON

2408 Main Street
P.O.Box. 683
Bridgehampton, NY 11932
Phone: 631-537-2727

SAG HARBOR

96 Main Street
P.O. Box 1606
Sag Harbor, NY 11963
Phone: 631-725-2250

SOUTHAMPTON

31 Main Street
Southampton, NY 11968
Phone: 631-287-4900

WESTHAMPTON BEACH

70 Main Street
Westhampton Beach, NY 11978
Phone: 631-288-5500

NORTH FORK

13105 Main Road, P.O. Box 6
Mattituck, NY 11952
Phone: 631-477-0551

Connecticut

GREENWICH

125 Mason Street
Greenwich, CT 06830
Phone: 203-869-8100

DARIEN

671 Boston Post Road
Darien, CT 06820
Phone: 203-655-1418

NEW CANAAN

183 Elm Street
New Canaan, CT 06840
Phone: 203-966-7800

STAMFORD

1099 High Ridge Road
Stamford, CT 06905
Phone: 203-329-8801

ROWAYTON

140 Rowayton Avenue
Rowayton, CT 06853
Phone: 203-853-1419

WESTPORT

56 Post Road East
Westport, CT 06880
Phone: 203-221-0666

Florida

COCOANUT ROW

50 Cocanut Row, Suite 104
Palm Beach, FL 33480
Phone: 561-659-6400

WORTH AVENUE

353 Worth Avenue
Palm Beach, FL 33480
Phone: 561-659-6400

SOUTH DIXIE HIGHWAY

1970 South Dixie Highway, Suite C1
West Palm Beach, FL 33401
Phone: 561-805-5050

CONTINUUM OFFICE

40 South Pointe Drive, Suite 110
Miami Beach, FL 33139
Phone: 305-695-1111

COCONUT GROVE OFFICE

2665 South Bayshore Drive, Suite 100
Miami, FL 33133
Phone: 305-666-1800

SOUTH MIAMI OFFICE

7500 Red Road, Suite A
South Miami, FL 33143
Phone: 305-662-9975

**Brown
Harris
Stevens**

Thank
You

We look forward to being of service
to you in the sale of your property.