

Purchaser's Estimated Closing Costs



CO-OPS

ATTORNEY FEES

Your Attorney (Consultation): **Approx. \$2,500-\$5,000+ (Flat Fee)**
Lien Search: **\$350**

GOVERNMENT FEES

Transfer Tax: **\$100**
Filing Fee:
Mansion Tax: **\$1M to < \$2M: 1.00%**
\$2M to < \$3M: 1.25%
\$3M to < \$5M: 1.50%
\$5M to < \$10M: 2.25%
\$10M to < \$15M: 3.25%

CONDOS

ATTORNEY FEES

Your Attorney (Consultation): **Approx. \$2,500-\$5,000+ (Flat Fee)**

GOVERNMENT & TITLE

Recording Fees: **Approx. \$250**
Title Insurance: **Approx. 0.45% of purchase price**
Municipal Searches: **Approx. \$350 - \$500**

GOVERNMENT & TITLE

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Residential Deed
Transfers Title: **\$75**
Fee Closer: **Approx. \$100-\$500**
Lenders Policy
Title Insurance: **Rates may vary**

NEW DEVELOPMENT CONDOS

ATTORNEY FEES

Your Attorney (Consultation): **Approx. \$2,500-\$5,000+ (Flat Fee)**
Sponsor's Attorney: **\$2,500-\$5,000+ Flat Fee**
Working Capital Contribution: **Approx. 2 months of common chargers**
Contribution to Resident Manager's Unit: **Varies**

Transfer Taxes are paid by the purchaser. On a resale, these are paid by the seller.

GOVERNMENT & TITLE

Residential NYC: **1.425% > \$500,000+**
Transfer Tax:
Progressive NY: **0.4% for Residential transactions < \$3M**
State Transfer Tax*: **0.65% for Residential transactions > \$3M**

*Same Condo Government & title fees apply to New De

Building fees vary (i.e credit check/move in fees).
Consult your bank for mortgage related fees (i.e application and appraisal fee)



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Seller's Estimated Closing Costs



CO-OPS

BANK

Payoff Bank Fees: **\$500-\$1,000**

ATTORNEY FEES

Your Attorney (Consultation): **\$2,500-\$5,000+**

GOVERNMENT FEES

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Transfer Tax:	1.425% if purchase price is > \$500,000+
Progressive NY	0.4% for residential transactions < \$3M
State Transfer Tax:	0.65% for residential transactions >3M
Transfer Tax	\$100
Filing Fee:	
UCC-3 Filing Fee:	\$125

CONDOS

BANK

Payoff Bank Fees: **\$300-\$1000**

ATTORNEY FEES

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RECORDING & CLOSING

Pick Up/Pay Off	\$250-\$500
Fee to Title Closer:	

Building fees vary (i.e Managing agent closing fees/move out fees).

Broker Commission: Typically 6% (this varies)

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



Seller's Estimated Closing Costs



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