

ESTIMATED CLOSING COSTS FOR SELLERS

	CONDOS	CO-OPS	TOWNHOUSES
Seller's Attorney	\$3,500 and up	\$3,500 and up	\$3,500 and up
Managing Agent Fee	\$450 and up	\$450 and up	—
Application/Waiver Fees	\$500 - \$1,000	\$500 - \$1,000	—
Move out Deposit/Fee	\$500 - \$1,000	\$500 - \$1,000	—
NYC Transfer Tax			
Sale price up to \$500,000	1% of sales price	1% of sales price	1% of sales price
Sale price over \$500,000	1.425% of sales price	1.425% of sales price	1.425% of sales price
NYC Filing Fee	\$125	\$100	\$125
NYS Transfer Tax			
Sale price up to \$3,000,000	0.4% of sales price	0.4% of sales price	0.4% of sales price
Sale price over \$3,000,000	0.65% of sales price	0.65% of sales price	0.65% of sales price
Miscellaneous Title Fees if Seller has a mortgage	\$250	\$250	\$250
Miscellaneous Fees to Bank/Attorney if Seller has a mortgage	\$750 and up	\$750 and up	\$750 and up
FIRPTA if Seller is a non-exempt foreigner or entity	15% of sales price withheld	15% of sales price withheld	15% of sales price withheld
Broker's Commission	Per Agreement	Per Agreement	Per Agreement
Flip Tax (if applicable)	Per Bylaws	Per Bylaws	—



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Buyers of Sponsor/Developer units should consult the terms of the offering plan for closing costs associated with new developments and conversions.

Sale by an Estate, or purchase by a Trust, LLC or similar entity may involve additional expenses. The above closing costs do not include: a) closing adjustments between Seller(s) and Buyer(s); b) closing adjustments between Buyer(s) and Lender(s); c) if Lender(s) escrowing for real estate taxes, real estate tax escrow; d) for Seller(s), any capital gains tax that may be due.

Warburg does not provide legal or tax advice. These are only estimates and all information shown for illustrative purposes only. Please discuss and confirm all closing costs for specific transactions with your attorney and/or financial advisor. Check with bank/mortgage broker for additional fees. REVISED AUGUST 2024.