

## CLOSING FEE BREAKDOWN

### CO-OP

### CONDO

### TOWNHOUSES (1-3 FAMILY HOMES)

Your Attorney	\$1,500 - \$3,000	\$1,500 - \$3,000	\$1,500 - \$3,000
Points	0 - 3%	0 - 3% of loan value	0 - 3% of loan value
Bank Loan Application Fees	\$400 - \$600	\$400 - \$600	\$400 - \$600
Appraisal	\$300 - \$1,500	\$300 - \$1,500	\$300 - \$1,500
Bank Attorney	\$500 - \$800	\$500 - \$1,500	\$500 - \$1,500
Tax Escrow	N/A	2 - 6 months of taxes	Usually 2 - 6 months property taxes
Title Insurance	N/A	0.5% - 0.8% depending on purchase price	0.5% - 0.8% depending on purchase price
Real Estate Tax Adjustment	N/A	Pro-rated amount depends on when tax is collected	Pro-rated amount depends on when tax is collected
Mansion Tax	1% of price for all sales over \$1,000,000	1% of price for all sales +\$1M	1% of price for all sales +\$1M
Recording Fees	N/A	\$100 - \$200	\$200 - \$800
Municipal Search	N/A	N/A	\$350 - \$500
Mortgage Tax < \$500,000	N/A	1.8%	1.8%
Mortgage Tax > \$500,000	N/A	1.925%	1.925%
Miscellaneous Title Fees	N/A	N/A	\$200 - \$500
Pick-up/Payoff Fee to Title Closer	N/A	N/A	\$100 - \$300
Violation Search	N/A	\$400 - \$500	\$100 - \$500
Board Package Processing Fees	\$500 - \$2,000	\$500 - \$2,000	N/A
UCC 1 Filing	\$75	N/A	N/A
Move-in Deposit	\$500 - \$1,000	\$500 - \$2,000 (refundable)	N/A
Move-in Fee	\$200 - \$300	N/A	N/A
Residential Co-op Charges	Varied by building, Consult Co-op's transfer agent and board package	N/A	N/A
Mortgage Tax - all other property types < \$500,000	N/A	2.8%	N/A

# ESTIMATED CLOSING COSTS

