

Seller Closing Costs		
	Co-op	Condo
Broker	typically 6% of purchase price	typically 6% of purchase price
NYC Property Transfer Tax Sales under \$500,000 Sales over \$500,000	\$50 filing fee plus 1.000% of sales price 1.425% of sales price	\$50 filing fee plus 1.000% of sales price 1.425% of sales price
NYS Property Transfer Tax 0.4% of sales price	\$4 per \$1000 of purchase price paid by seller	\$4 per \$1000 of purchase price paid by seller
Mortgage Satisfaction	Payoff of Seller's Mortgage and Home Equity Loan Indebtedness, if any	Payoff of Seller's Mortgage and Home Equity Loan Indebtedness, if any
Seller's Attorney Fee	\$1750 and up	\$1750 and up
Managing Agent Transaction Fee	\$500	\$500
Payoff Attorney	\$300	\$300
Co-op Attorney	\$450 - \$800	<i>not applicable</i>
Stock Transfer Tax	\$0.05 per share	<i>not applicable</i>
UCC-3	\$75	<i>not applicable</i>
Flip Tax	Normally associated with co-ops. Defined by co-op boards and can be either (i) a percentage of the sales price, (ii) a percentage of the seller's gain or (iii) a fixed dollar amount per share.	<i>not applicable</i>
Lost Stock and Proprietary Lease Fee	\$250 – \$750	<i>not applicable</i>
Estate Fee – Sales from estates may require additional fees payable to managing agent	\$500 – \$1000	<i>not applicable</i>
Title Charges	<i>not applicable</i>	\$150 – \$250
Move-Out Deposit	\$500 – \$1000 (generally refundable)	\$500 – \$1000 (generally refundable)

The Law Office of John P. Bradbury will not be held liable to any party on the basis of the above estimated closing costs.