

LAW OFFICE OF JOHN P. BRADBURY PLLC

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PURCHASER CLOSING COSTS

		CO-OPERATIVE	CONDOMINIUM	
SPONSOR SALES	NYC Transfer Tax			SPONSOR SALES
	Sales under \$500,000	1.000% of sales price	1.000% of sales price	
	Sales over \$500,000	1.425% of sales price	1.425% of sales price	
	NYS Transfer Tax	0.4% of sales price	0.4% of sales price	
	Seller's Attorney Fee	\$1,500 - \$2,000	\$1,500 - \$2,000	
	Working Capital Contribution	one - two months maintenance	one - two months common charges	
	Mansion Tax	1% of sales price, only applies when sales price exceeds \$1,000,000	1% of sales price, only applies when sales price exceeds \$1,000,000	
	Title Insurance	not applicable	approx. 0.5% - 0.8% of sales price	
MORTGAGE RELATED FEES – ONLY APPLY IF FINANCING				
	Mortgage Tax			
	Sales under \$500,000	not applicable	1.800% of loan amount	
	Sales over \$500,000	not applicable	1.925% of loan amount	
	Bank Underwriting Fee	\$450 and up	\$450 and up	
	Bank Attorney	\$750 and up	\$750 and up	
	Bank Credit Report Fee	\$50-\$100 per applicant	\$50-\$100 per applicant	
	Origination Points	0 to 3% value of loan	0 to 3% value of loan	
	Application	\$500 and up	\$500 and up	
	Appraisal	\$450 and up	\$450 and up	
	Short Term Interest	one month	one month	
	UCC-1 Filing	\$50 and up	not applicable	
	Recognition Agreement	\$200 and up	not applicable	
MISCELLANEOUS EXPENSES				
	Buyer's Attorney Fees	\$2,000 and up	\$2,000 and up	
	Managing Agent Fee	\$250-\$500	\$250-\$500	
	Managing Agent Credit Report Fee	\$50 to \$100 per applicant	\$50 to \$100 per applicant	
	Lead Paint Disclosure	\$0 to \$50	\$0 to \$50	
	Move In Deposit	\$500 to \$1000 (usually refundable if no damage)	\$500 to \$1000 (usually refundable if no damage)	
	Maintenance Adjustment	up to one month	not applicable	
	Lien Search	\$250-\$350	not applicable	
	Flip Tax	normally imposed on seller but may be imposed on buyer	not applicable	
	Common Charge Adjustment	not applicable	Up to one month	
	Real Estate Tax Adjustments	not applicable	one to six months	
	Title Search	not applicable	\$300-\$500	
	Tax Escrow	not applicable	two to six months	
	Title Closer Fee	not applicable	\$125 - \$150	
	Recording Fees	not applicable	\$200-\$350	

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