

## LAW OFFICE OF JOHN P. BRADBURY

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### PURCHASER CLOSING COSTS

|  |                              | CO-OPERATIVE   | CONDOMINIUM  |                      |
|--|------------------------------|--|--|----------------------|
| <b>SPONSOR SALES</b>                                   | NYC Transfer Tax             |  |  | <b>SPONSOR SALES</b> |
|  | 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                                   |                      |
| <b>MORTGAGE RELATED FEES – ONLY APPLY IF FINANCING</b> |                              |  |  |                      |
| 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   |                      |
| <b>MISCELLANEOUS EXPENSES</b>                          |                              |  |  |                      |
| 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 will not be held liable to any party on the basis of the above estimated closing costs.