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Seller Closing Costs		
	Co-op	Condo
Broker	typically 6% of purchase price	typically 6% of purchase price
NYC Property Transfer Tax	\$50 filing fee plus	\$50 filing fee plus
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 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	\$2000 and up	\$2,000 and up
Managing Agent Transaction Fee	\$500	\$500
Payoff Attorney / Title Co. Payoff Pick Up Fee	\$500	\$300/\$400 for each loan paid off
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)