



ABRAMS GARFINKEL MARGOLIS BERGSON, LLP

1430 Broadway • 17th Floor • New York, NY 10018 • P: 212-201-1170 • F: 212-201-1171 • www.agmblaw.com

CLOSING COSTS GUIDE

This closing costs guide is designed to provide you with the general costs associated with the sale or purchase of a cooperative, condominium or house.

Please note that these are estimates only and that potential sellers and purchasers MUST consult their real estate attorney for specifics.

Please also note that we do not represent that the information in this guide represents the entirety of potential costs but is only to be used as a guide.

Abrams Garfinkel Margolis Bergson, LLP, AGMB and related terms, along with the content and material presented herein, are the property of Abrams Garfinkel Margolis Bergson, LLP (“AGMB”) and may not be used or reproduced without the express permission of AGMB. AGMB and its owners, members, directors, employees, agents, affiliates, advisors, successors and assigns (all of the foregoing collectively referred to as the “AGMB Parties”) shall not be responsible for any errors or delays in the content of this document or for any actions taken in reliance thereon.

Professional/Attorney Advertising: The content of “Closing Costs Guide” and all material otherwise presented is intended for informational purposes only. It is not intended to solicit business or to provide legal advice. Laws differ by jurisdiction, and the information on this presentation may not apply to every reader. You should not take, or refrain from taking, any legal action based upon the information contained herein and all material otherwise presented without first seeking professional counsel. Your use of this document does not create an attorney-client



ABRAMS GARFINKEL MARGOLIS BERGSON, LLP

relationship between you and AGMB and/or, where applicable, any of the AGMB Parties. Prior results do not guarantee future success.

CONDOMINIUM PROPERTIES – SELLER CLOSING COSTS

NYC Transfer Tax:

Residential: \$500,000 or Below = 1% of purchase price
Above \$500,000 = 1.425% of purchase price

Commercial: \$500,000 or Below = 1.425% of purchase price
Above \$500,000 = 2.625% of purchase price

NYC Administrative Fees:

Residential Deed Transfers = \$125
Commercial Deed Transfers = \$250

NYS Transfer Tax:

\$4 per \$1,000 of purchase price (.4% of purchase price)

NYS Equalization Filing Fee:

\$125 (for one to three family and condo)

NYS Estimated Capital Gains Tax:

8.82% of estimated gain at closing
ONLY applies to Non-NYS resident seller at time of sale

Federal Withholding Tax (FIRPTA):

10% of purchase price for non-exempt Foreign Seller

**Title Closer Pick-up/Payoff Fee
(PER MORTGAGE):**

\$175-\$250

Broker:

6% of purchase price

Seller's Attorney:

\$2,500-\$3,000 up to \$4MM purchase price.

Condominium Fees:

\$400-\$1,000 for application/waiver
\$500-\$1,000 refundable move out deposit
\$250-\$750 non-refundable move out fee



ABRAMS GARFINKEL MARGOLIS BERGSON, LLP

CONDOMINIUM PROPERTIES – PURCHASER CLOSING COSTS

TITLE

| | |
|----------------------------------|---|
| Fee Title Insurance: | Varies depending on purchase price but regulated by NYS. Best to use an online rate calculator from any reputable title company website. |
| Mortgage Title Insurance: | Reduced rate applies for simultaneous Purchase and Mortgage (if applicable). Also, best to use online rate calculator for sake of accuracy. |
| Recording Fees: | \$250-\$750 |
| Municipal Search: | \$350-\$500 |
| Title Endorsements: | \$75-\$150 |

INSURANCE

| | |
|---------------------------------------|--|
| HO6 Policy Required by Lender: | Costs will vary depending on coverage selected by borrower/purchaser. Check with insurance agent |
|---------------------------------------|--|

TAXES

| | |
|---|--|
| Mansion Tax: | 1% of purchase price, where price is \$1,000,000 or more |
| NYC Mortgage Tax (paid by borrower): | If applicable: Mortgage less than \$500,000 = 1.80% of mortgage amount (minus \$30 for 1 or 2 family dwellings) Mortgage \$500,000 and above on 1-3 family residential dwelling = 1.925% of mortgage amount (minus \$30 for 1 or 2 family dwellings) Mortgage on all other property \$500,000 and over = 2.80% of mortgage amount |



ABRAMS GARFINKEL MARGOLIS BERGSON, LLP

CONDOMINIUM PROPERTIES – PURCHASER CLOSING COSTS (CONTINUED)

LEGAL

Purchaser's Attorney: \$2,500-\$3,000 up to \$4MM purchase price.
Bank Attorney: \$850-\$1,000 (if applicable)

NEW CONSTRUCTION CONDO

Purchaser will pay costs normally paid by the Seller such as Seller attorney fees and NYC and NYS Transfer Taxes.

Resident Manager's (Super's) Unit: Purchaser pays for this in some cases calculated as a percentage of the common interest associated with unit as part of the Condominium Building

Working Capital Fund Contribution: One time charge of approximately 1-2 months of common charges

Sponsor Attorney Fees: \$2,500-\$3,000

Sponsor's NYC and NYS Transfer Tax:

Determined by **FIRST** calculating the transfer taxes on the purchase price using the following guidelines:

NYC Transfer Tax:

Residential: \$500,000 or Below = 1% of purchase price
Above \$500,000 = 1.425% of purchase price

NYS Transfer Tax:

\$4 per \$1,000 of purchase price (.4% of purchase price)

ONCE the figure of NYC and NYS taxes is determined, **THEN**, the taxes are **RE-CALCULATED** based on the sum of the original Purchase Price **AND** the NYC and NYS transfer taxes.



ABRAMS GARFINKEL MARGOLIS BERGSON, LLP

COOPERATIVE PROPERTIES – SELLER CLOSING COSTS

NYC Transfer Tax:

Residential: \$500,000 or Below = 1% of purchase price
Above \$500,000 = 1.425% of purchase price

Commercial: \$500,000 or Below = 1.425% of purchase price
Above \$500,000 = 2.625% of purchase price

NYC Administrative Fees: Non-Deed Transfers = \$100

NY State Transfer Tax: \$4 per \$1,000 of purchase price (.4% of purchase price)

NYS Estimated Capital Gains Tax: 8.82% of estimated gain at closing
ONLY applies to Non-NYS resident seller at time of sale

Federal Withholding Tax (FIRPTA): 10% of purchase price for non-exempt Foreign Seller

Payoff Attorney Fee: \$375-\$500 (if applicable)

UCC 3 Termination Fee: \$75-\$100 (if applicable)

Broker: 6% of purchase price

Seller's Attorney: \$2,500-\$3,000 up to \$4MM purchase price

Cooperative Fees: \$500-\$1,000 refundable move out deposit
\$250-\$750 non-refundable move out fee

Co-op Transfer Agent or Attorney: \$450-\$850

Flip Tax: Typically 1%-3% of purchase price (if applicable)

Stock Transfer Tax: \$0.05 per share



ABRAMS GARFINKEL MARGOLIS BERGSON, LLP

COOPERATIVE PROPERTIES – PURCHASER CLOSING COSTS

Lien Search: \$350
UCC 1 Filing Fee: \$75-\$100 (if applicable)

TAXES

Mansion Tax: 1% of purchase price where price is \$1,000,000 or more.

INSURANCE

HO6 Policy Required by Lender: Costs will vary depending on coverage selected by borrower/purchaser. Check with insurance agent

LEGAL

Purchaser's Attorney: \$2,500-\$3,000 up to \$4MM purchase price.

Bank Attorney: \$850-\$1,000 (if applicable)

COOPERATIVE

Recognition Agreement Review Fee: \$150-\$300 (if applicable)

Cooperative Fees: \$500-\$1,000 refundable move in deposit
\$250-\$750 non-refundable move in fee

TITLE (NOT REQUIRED BUT AVAILABLE)

Cooperative UCC Insurance: Is available from several title companies - Price varies depending on purchase price but regulated by NYS. Best to use an online rate calculator from any reputable title company website.



ABRAMS GARFINKEL MARGOLIS BERGSON, LLP

HOUSE PROPERTIES – SELLER CLOSING COSTS

NYC Transfer Tax:

| | |
|--------------|---|
| Residential: | \$500,000 or Below = 1% of purchase price Above \$500,000 = 1.425% of purchase price |
| Commercial: | \$500,000 or Below = 1.425% of purchase price Above \$500,000 = 2.625% of purchase price |

NYC Administrative Fees:

Residential Deed Transfers = \$125
Commercial Deed Transfers = \$250

NYS Transfer Tax:

\$4 per \$1,000 of purchase price (.4% of purchase price)

NYS Equalization Filing Fee:

\$125 (for one to three family and condo)

NYS Estimated Capital Gains Tax:

8.82% of estimated gain at closing
ONLY applies to Non-NYS resident seller at time of sale

Federal Withholding Tax (FIRPTA):

10% of purchase price for non-exempt Foreign Seller

**Title Closer Pick-up/Payoff Fee
(PER MORTGAGE):**

\$175-\$250

Broker:

6% of purchase price

Seller's Attorney:

\$2,500-\$3,000 up to \$4MM purchase price

Property Condition Disclosure Credit:

\$500 (unless exempt)



ABRAMS GARFINKEL MARGOLIS BERGSON, LLP

HOUSE PROPERTIES – PURCHASER CLOSING COSTS

TITLE

| | |
|----------------------------------|---|
| Fee Title Insurance: | Varies depending on purchase price but regulated by NYS. Best to use an online rate calculator from any reputable title company website. |
| Mortgage Title Insurance: | Reduced rate applies for simultaneous Purchase and Mortgage (if applicable). Also, best to use online rate calculator for sake of accuracy. |
| Recording Fees: | \$250-\$750 |
| Municipal Search: | \$350-\$500 |
| Title Endorsements: | \$75-\$150 |

INSURANCE

| | |
|---|--|
| Homeowner’s Policy Required by Lender: | Costs will vary depending on coverage selected by borrower/purchaser. Check with insurance agent |
|---|--|

TAXES

| | |
|---|--|
| Mansion Tax: | 1% of purchase price, where price is \$1,000,000 or more |
| NYC Mortgage Tax (paid by borrower): | If applicable: Mortgage less than \$500,000 = 1.80% of mortgage amount (minus \$30 for 1 or 2 family dwellings) Mortgage \$500,000 and above on 1-3 family residential dwelling = 1.925% of mortgage amount (minus \$30 for 1 or 2 family dwellings) Mortgage on all other property \$500,000 and over = 2.80% of mortgage amount |



ABRAMS GARFINKEL MARGOLIS BERGSON, LLP

HOUSE PROPERTIES - PURCHASER CLOSING COSTS (CONTINUED)

Peconic Bay Region Transfer Tax:

If applicable: 2% of purchase price paid by Purchaser (exemptions: first \$250,000 for improved property in Shelter Island, Southampton and East Hampton; first \$150,000 for improved property in Riverhead and Southold; first \$100,000 for unimproved property in Shelter Island, Southampton and East Hampton; first \$75,000 for unimproved property in Riverhead and Southold)

LEGAL

Purchaser's Attorney:

\$2,500-\$3,000 up to \$4MM purchase price

Bank Attorney:

\$850-\$1,000 (if applicable)