

Closing Cost Estimates for Cooperative Apartments:

For the Seller:

Broker Commission	6%
Seller's Attorney	\$1250.00 and up
Co-op Attorney/Managing Agent	\$400.00-\$600.00
Flip Tax	Varies/\$2000.00-\$10,000.00
Stock Transfer Tax	\$0.05 per share
Move-out deposit	\$500.00-\$1000.00
New York City Transfer Tax or less	1% of purchase price of \$500K
\$500K	1.425% of purchase price over
sold by sponsor)	(Paid by seller except when
Transfer Tax Filing Fee	\$25.00 recording fee
New York State Transfer Tax except when sold by sponsor)	0.4% of price (Paid by seller
Miscellaneous Title & Recording Fee	\$300.00
Mortgage Satisfaction Fee	\$25.00

For the Purchaser:

Purchaser's Attorney	\$1250.00 and up
Bank Fees:	
Points	0 to 3% of loan amount
Application, Credit Check, etc.	Approximately \$500.00
Bank Attorney	Approximately \$450.00-\$800.00
UCC-I Filing	\$25.00
Short Term Interest	Up to One Month
Move-in Deposit	\$500.00-\$1000.00
Recognition Agreement Fee	\$250.00
Lien Search	\$250.00
Maintenance Adjustment	Up to one month
Mansion Tax million or more	1% of price where price is \$1

