

# ESTIMATED CLOSING COSTS

## FOR BUYERS

	CONDOS	CO-OPS	TOWNHOUSES
Buyer's Attorney	\$2,500 and up	\$2,500 and up	\$2,500 and up
Home Inspection	—	—	\$1,500 - \$3,000
Managing Agent Fee	\$450 and up	\$450 and up	—
Recording Fees	\$250 - \$1000	\$250 - \$1000	\$250 - \$1000
Mansion Tax			
\$1,000,000 to \$1,999,999	1% of purchase price	1% of purchase price	1% of purchase price
\$2,000,000 to \$2,999,999	1.25% of purchase price	1.25% of purchase price	1.25% of purchase price
\$3,000,000 to \$4,999,999	1.50% of purchase price	1.50% of purchase price	1.50% of purchase price
\$5,000,000 to \$9,999,999	2.25% of purchase price	2.25% of purchase price	2.25% of purchase price
\$10,000,000 to \$14,999,999	3.25% of purchase price	3.25% of purchase price	3.25% of purchase price
\$15,000,000 to \$19,999,999	3.5% of purchase price	3.5% of purchase price	3.5% of purchase price
\$20,000,000 to \$24,999,999	3.75% of purchase price	3.75% of purchase price	3.75% of purchase price
\$25,000,000 or more	3.9% of purchase price	3.9% of purchase price	3.9% of purchase price
Lien Searches	\$750-\$1,000	\$750-\$1,000	\$750-\$1,000
Move In Fee/Deposit	\$500-\$1,000	\$500-\$1,000	—
Title Insurance	\$436 per \$100,000 of purchase price	—	\$436 per \$100,000 of purchase price
<i>If buyer is taking a mortgage:</i>			
Bank Fee/Points	0% - 2.5%	0% - 2.5%	0% - 2.5%
Application, Credit & Appraisal, Bank Attorney	\$1,500 and up	\$1,500 and up	\$1,500 and up
Mortgage Recording Tax			
Loans up to \$500,000	1.8% of loan	—	1.8% of loan
Loans over \$500,000	1.925% of loan	—	1.925% of loan
Mortgage Title Insurance	\$364 per \$100,000 of loan	—	\$364 per \$100,000 of loan

Buyers of Sponsor/Developer units should consult the terms of the offering plan for closing costs associated with new developments and conversions.

Sale by an Estate, or purchase by a Trust, LLC or similar entity may involve additional expenses. The above closing costs do not include: a) closing adjustments between Seller(s) and Buyer(s); b) closing adjustments between Buyer(s) and Lender(s); c) if Lender(s) escrowing for real estate taxes, real estate tax escrow; d) for Seller(s), any capital gains tax that may be due.

Warburg does not provide legal or tax advice. These are only estimates and all Information shown for illustrative purposes only. Please discuss and confirm all closing costs for specific transactions with your attorney and/or financial advisor. Check with bank/mortgage broker for additional fees. REVISED MAY 2019.

