

ESTIMATED CLOSING COSTS

FOR SELLERS

| | CONDOS | CO-OPS | TOWNHOUSES |
|--|-----------------------------|-----------------------------|-----------------------------|
| Seller's Attorney | \$2,500 and up | \$2,500 and up | \$2,500 and up |
| Managing Agent Fee | \$450 and up | \$450 and up | — |
| Application/Waiver Fees | \$500 - \$1,000 | \$500 - \$1,000 | — |
| Move out Deposit/Fee | \$500 - \$1,000 | \$500 - \$1,000 | — |
| NYC Transfer Tax | | | |
| Sale price up to \$500,000 | 1% of sales price | 1% of sales price | 1% of sales price |
| Sale price over \$500,000 | 1.425% of sales price | 1.425% of sales price | 1.425% of sales price |
| NYC Filing Fee | \$125 | \$100 | \$125 |
| NYS Transfer Tax | | | |
| Sale price up to \$3,000,000 | 0.4% of sales price | 0.4% of sales price | 0.4% of sales price |
| Sale price over \$3,000,000 | 0.65% of sales price | 0.65% of sales price | 0.65% of sales price |
| Miscellaneous Title Fees <i>if Seller has Mortgage</i> | \$250 | \$250 | \$250 |
| Miscellaneous Fees <i>to Bank/Attorney if Seller has Mortgage</i> | \$750 and up | \$750 and up | \$750 and up |
| FIRPTA <i>if Seller is non-exempt foreign person or entity</i> | 15% of sales price withheld | 15% of sales price withheld | 15% of sales price withheld |
| Broker's Commission | Per Agreement | Per Agreement | Per Agreement |

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.

