

Estimated Residential Co-op Closing Costs in New York City

FOR THE PURCHASER

| | | |
|---|---|-------|
| BROKER | As provided in buyer's representation agreement with broker | |
| OWN ATTORNEY | Approx. \$2,750-\$5,000+, varies as negotiated | |
| • Lien Search | \$350 | |
| MANAGING AGENT FEES | | |
| • Application | \$500+, or as determined by the Co-op | |
| • Closing | \$250+ | |
| • Credit Report | \$50-\$100/per applicant | |
| • Move-in Deposit (refundable) | \$500-\$1000, or as determined by the Co-op | |
| • Move-in Fee (non-refundable) | \$250-\$750, or as determined by the Co-op | |
| • Recognition Agreement Review | \$250 | |
| • Miscellaneous charges by Managing Agent | Varies | |
| BANK FEES (IF FINANCING) | | |
| • Application | \$500-\$1,500 | |
| • Credit Report | \$50-\$100/per applicant | |
| • Appraisal | \$750-\$1,500 | |
| • Short Term Interest | One month max (prorated for month of closing) | |
| • UCC-1 Filing | \$75-\$100 | |
| • Bank Attorney | \$850-\$1,750 | |
| Maintenance Adjustment | Approx. 1 month (prorated for month of closing) | |
| New York State Mansion Tax (not cumulative) | Price | Rate |
| | \$1,000,000-\$1,999,999 | 1.0% |
| | \$2,000,000-\$2,999,999 | 1.25% |
| | \$3,000,000-\$4,999,999 | 1.50% |
| | \$5,000,000-\$9,999,999 | 2.25% |
| | \$10,000,000-\$14,999,999 | 3.25% |
| | \$15,000,000-\$19,999,999 | 3.50% |
| | \$20,000,000-\$24,999,999 | 3.75% |
| | \$25,000,000 or more | 3.90% |
| Apartment Insurance or Homeowner's policy required by Lender | Varies. Consult Insurance Agent | |
| Flip Tax | Certain Co-ops, formula varies | |

All costs are estimated, and will vary based on transaction details, changes in rates and taxes, and other factors. No representation is made as to the accuracy of these estimates. Parties to transaction must consult their own Counsel and refer to transaction details for verification of all costs.

Estimated Residential Condominium Closing Costs in New York City

FOR THE PURCHASER

| BROKER | As provided in buyer's representation agreement with broker | | | | | | | | | | | | | | | | | | |
|--|--|-------|------|-------------------------|------|-------------------------|-------|-------------------------|-------|-------------------------|-------|---------------------------|-------|---------------------------|-------|---------------------------|-------|----------------------|-------|
| OWN ATTORNEY | Approx. \$2,750-\$5,000+, varies as negotiated | | | | | | | | | | | | | | | | | | |
| • Lien Search | \$350 | | | | | | | | | | | | | | | | | | |
| • Misc. Title Charges | Approx. \$500 | | | | | | | | | | | | | | | | | | |
| • Title Insurance | Consult your Attorney | | | | | | | | | | | | | | | | | | |
| MANAGING AGENT FEES | | | | | | | | | | | | | | | | | | | |
| • Application | \$500+, or as determined by the Condominium | | | | | | | | | | | | | | | | | | |
| • Closing | \$250+ | | | | | | | | | | | | | | | | | | |
| • Credit Report | \$50-\$100/per applicant | | | | | | | | | | | | | | | | | | |
| • Move-in Deposit (refundable) | \$500-\$1000, or as determined by the Condominium | | | | | | | | | | | | | | | | | | |
| • Move-in Fee (non-refundable) | \$250-\$750, or as determined by the Condominium | | | | | | | | | | | | | | | | | | |
| • Miscellaneous charges by Managing Agent | Varies | | | | | | | | | | | | | | | | | | |
| BANK FEES (IF FINANCING) | | | | | | | | | | | | | | | | | | | |
| • Application | \$500-\$1,500 | | | | | | | | | | | | | | | | | | |
| • Credit Report | \$50-\$100/per applicant | | | | | | | | | | | | | | | | | | |
| • Appraisal | \$750-\$1,500 | | | | | | | | | | | | | | | | | | |
| • Mortgage Title Insurance | Consult your Lender | | | | | | | | | | | | | | | | | | |
| • Mortgage Recording Tax | 1.8% of entire mortgage on loans under \$500,000; or 1.925% of entire mortgage on loans of \$500,000 or more | | | | | | | | | | | | | | | | | | |
| • Short Term Interest | Prorated on a per diem basis up to one month | | | | | | | | | | | | | | | | | | |
| • Escrows (prepaid taxes and insurance) | Approx. 3+ months of property taxes and insurance | | | | | | | | | | | | | | | | | | |
| • Bank Attorney | \$1,000-\$2,000 | | | | | | | | | | | | | | | | | | |
| Common Charge Adjustment | Prorated on a per diem basis up to one month | | | | | | | | | | | | | | | | | | |
| Property Tax Adjustment | Reimbursement of Seller's pre-paid property tax | | | | | | | | | | | | | | | | | | |
| New York State Mansion Tax (not cumulative) | <table> <thead> <tr> <th>Price</th> <th>Rate</th> </tr> </thead> <tbody> <tr> <td>\$1,000,000-\$1,999,999</td> <td>1.0%</td> </tr> <tr> <td>\$2,000,000-\$2,999,999</td> <td>1.25%</td> </tr> <tr> <td>\$3,000,000-\$4,999,999</td> <td>1.50%</td> </tr> <tr> <td>\$5,000,000-\$9,999,999</td> <td>2.25%</td> </tr> <tr> <td>\$10,000,000-\$14,999,999</td> <td>3.25%</td> </tr> <tr> <td>\$15,000,000-\$19,999,999</td> <td>3.50%</td> </tr> <tr> <td>\$20,000,000-\$24,999,999</td> <td>3.75%</td> </tr> <tr> <td>\$25,000,000 or more</td> <td>3.90%</td> </tr> </tbody> </table> | Price | Rate | \$1,000,000-\$1,999,999 | 1.0% | \$2,000,000-\$2,999,999 | 1.25% | \$3,000,000-\$4,999,999 | 1.50% | \$5,000,000-\$9,999,999 | 2.25% | \$10,000,000-\$14,999,999 | 3.25% | \$15,000,000-\$19,999,999 | 3.50% | \$20,000,000-\$24,999,999 | 3.75% | \$25,000,000 or more | 3.90% |
| Price | Rate | | | | | | | | | | | | | | | | | | |
| \$1,000,000-\$1,999,999 | 1.0% | | | | | | | | | | | | | | | | | | |
| \$2,000,000-\$2,999,999 | 1.25% | | | | | | | | | | | | | | | | | | |
| \$3,000,000-\$4,999,999 | 1.50% | | | | | | | | | | | | | | | | | | |
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| \$15,000,000-\$19,999,999 | 3.50% | | | | | | | | | | | | | | | | | | |
| \$20,000,000-\$24,999,999 | 3.75% | | | | | | | | | | | | | | | | | | |
| \$25,000,000 or more | 3.90% | | | | | | | | | | | | | | | | | | |
| Apartment Insurance or Homeowner's policy required by Lender | Varies. Consult Insurance Agent | | | | | | | | | | | | | | | | | | |

All costs are estimated, and will vary based on transaction details, changes in rates and taxes, and other factors. No representation is made as to the accuracy of these estimates. Parties to transaction must consult their own Counsel and refer to transaction details for verification of all costs.

Additional Estimated Closing Costs for New Development/Sponsor Sales

FOR THE PURCHASER

| | | |
|--|--|--------------|
| Broker | As provided in buyer's representation agreement with broker | |
| Sponsor's Attorney Fees | \$2,500+ | |
| Sponsor's NYC Transfer Tax* | Residential (1-3 Family House, Individual Condo or Co-op Unit): \$500,000 or less = 1% of purchase price Greater than \$500,000 = 1.425% of purchase price All Other Transfers: \$500,000 or less = 1.425% of purchase price Greater than \$500,000 = 2.625% of purchase price | |
| Sponsor's New York State Transfer Tax* | Price | Transfer Tax |
| | \$2,999,999 and less | 0.40% |
| | \$3,000,000 or more | 0.65% |
| Resident Manager (Super)'s Unit | If applicable, calculated based on Purchaser's percentage of common interest in the building | |
| Working Capital Fund Contribution | One-time fee of approximately 1 to 2 months of common charges | |

*The transfer taxes are calculated and added to the purchase price (for tax purposes only) and then recalculated based on the higher price (may trigger Mansion Tax). These may be negotiable.

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Estimated Residential Co-op Closing Costs in New York City

FOR THE SELLER

| | |
|---|---|
| Broker | As provided in exclusive agreement with Broker |
| Own Attorney | Approx. \$3,500-\$5,000, varies as negotiated |
| Managing Agent's Fee | Approx. \$1,000, or as determined by Co-op |
| Move-out Deposit (refundable) | \$500-\$1,000, or as determined by Co-op |
| Move-out Fee (non-refundable) | \$250-\$750, or as determined by Co-op |
| New York City Transfer Tax | 1% of entire gross sale price, if price is \$500,000 or less; or 1.425% of entire gross sale price, if price exceeds \$500,000; plus \$100 filing fee |
| New York State Transfer Tax | 0.4% (.004) of gross sale price if \$2,999,999 or less; or 0.65% (.0065) of gross sale price is \$3,000,000 or more |
| Satisfaction of Co-op Loan | Approx. \$500, or as determined by Lender |
| UCC-3 Termination Fee | \$75-\$100 if applicable |
| Non US Citizen/Non Resident (FIRPTA) | 15% of price withheld or paid towards amount owed |
| Flip Tax | Certain Co-op, formula varies |
| Stocks Transfer Tax | Certain Co-op, formula varies |

All costs are estimated, and will vary based on transaction details, changes in rates and taxes, and other factors. No representation is made as to the accuracy of these estimates. Parties to transaction must consult their own Counsel and refer to transaction details for verification of all costs.

Estimated Residential Condominium Closing Costs in New York City

FOR THE SELLER

| | |
|---|---|
| Broker | As provided in exclusive agreement with Broker |
| Own Attorney | Approx. \$3,500-\$5,000, varies as negotiated |
| Managing Agent's Fee | Approx. \$1,000, or as determined by Condominium |
| Move-out Deposit (refundable) | \$500-\$1,000, or as determined by Condominium |
| Move-out Fee (non-refundable) | \$250-\$750, or as determined by Condominium |
| New York City Transfer Tax | 1% of entire gross sale price, if price is \$500,000 or less; or 1.425% of entire gross sale price, if price exceeds \$500,000; plus \$100 filing fee |
| New York State Transfer Tax | 0.4% (.004) of gross sale price if \$2,999,999 or less; or 0.65% (.0065) of gross sale price is \$3,000,000 or more |
| Satisfaction of Mortgage | Approx. \$500, or as determined by Lender |
| Recording, other fees | \$250 |
| Non US Citizen/Non Resident (FIRPTA) | 15% of price withheld or paid towards amount owed |
| Flip Tax or Capital Contribution | Certain Condominium, formula varies |

All costs are estimated, and will vary based on transaction details, changes in rates and taxes, and other factors. No representation is made as to the accuracy of these estimates. Parties to transaction must consult their own Counsel and refer to transaction details for verification of all costs.

Estimated Residential Townhouse/House Closing Costs in New York City

FOR THE PURCHASER

BROKER

As provided in buyer's representation agreement with broker

OWN ATTORNEY

- Misc. Title Charges
 - Title Insurance
 - Deed Recording Fee
- Approx. \$3,000-\$5,000+, varies as negotiated
Approx. \$500
Consult your Attorney
\$250-\$750

BANK FEES (IF FINANCING)

- Application \$500-\$1,500
- Credit Report \$50-\$100/per applicant
- Appraisal \$750-\$2,500
- Mortgage Title Insurance Consult your Lender
- Mortgage Recording Tax 1.8% of entire mortgage on loans under \$500,000; or 1.925% of entire mortgage on loans of \$500,000 or more
- Short Term Interest One month max (prorated on a per diem basis for month of closing)
- Escrows (prepaid taxes and insurance) Approx. 3+ months of property taxes and insurance
- Bank Attorney \$1,000-\$2,000

Property Tax Adjustment

Reimbursement of Seller's pre-paid property tax

New York State Mansion Tax (not cumulative)

| | Price | Rate |
|--|---------------------------|-------|
| | \$1,000,000-\$1,999,999 | 1.0% |
| | \$2,000,000-\$2,999,999 | 1.25% |
| | \$3,000,000-\$4,999,999 | 1.50% |
| | \$5,000,000-\$9,999,999 | 2.25% |
| | \$10,000,000-\$14,999,999 | 3.25% |
| | \$15,000,000-\$19,999,999 | 3.50% |
| | \$20,000,000-\$24,999,999 | 3.75% |
| | \$25,000,000 or more | 3.90% |

Homeowner's policy required by Lender

Annual amount of homeowner's insurance premium

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