

NYC CLOSING COSTS - Sellers

■ CO-OPS.

Broker:	Typically 6%
Own Attorney:	Consult your attorney
Co-op Attorney:	\$450+
Flip Tax:	Typically 1% to 3% of price (if applicable)
Stock Transfer Tax:	\$0.05 per share
Move-out Deposit/Fee:	Varies by building
NYC Transfer Tax:	Residential: Up to \$500,000 = 1%; \$500,000+ = 1.425% Commercial: Up to \$500,000 = 1.425%; \$500,000+ = 2.625%
Admin. Fee:	Non-Deed Transfers (i.e., Co-Ops) = \$50 Residential Deed Transfers = \$75 Commercial Deed Transfers = \$165
NY State Transfer Tax:	\$4 per \$1,000 of price
NYS Equalization Fee:	\$75
Pick-up/Payoff Fee:	\$250-\$500
UCC-3 Filing Fee:	\$100
Misc. Condominium Charges:	Vary by building

