



SELLER'S APPROXIMATE CLOSING COSTS

See our Full Service Home Marketing System™ for Selling Process

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| <p>1. Legal Costs
(Varies, depending on attorney and complexity of transaction)</p> | <p>\$600.00 to \$900.00</p> |
| <p>2. Liens</p> <ul style="list-style-type: none"> a. Mortgage _____ b. Mortgage Cancellation Fee \$40.00 to \$75.00 c. Other Liens _____ | |
| <p>3. Realty Transfer Tax
(Fee determined by selling price of property.)</p> | <p>For NJ, see Quick Reference Guide.</p> <p>For NY: When consideration exceeds \$500 the tax is \$2.00 for each \$500 or fractional part thereof; provided, however, that with respect to (a) a conveyance of a one, two or three-family house and an individual residential condominium unit, or interests therein; and (b) conveyances where the consideration is less than \$500,000, the consideration for the interest conveyed shall exclude the value of any lien or encumbrance remaining thereon at the time of conveyances. In addition, if consideration on conveyance of residential real property exceeds \$1,000,000, an additional tax of 1% is imposed, on that portion of the conveyance attributable to residential real property.</p> |
| <p>4. Adjustments
(Either a credit or charge to adjust for payments made prior to or beyond the closing date)</p> <ul style="list-style-type: none"> a. Tax _____ b. Water/Sewer _____ c. Oil in tank _____ d. Home Owner's Association Fees _____ | |
| <p>5. Certificate of Occupancy
(If applicable)</p> | <p>\$40.00 to \$50.00</p> |
| <p>6. Smoke Detector
(Certificate not applicable in NY)</p> | <p>\$25.00 to \$50.00</p> |
| <p>7. Carbon Monoxide Certificate
(Certificate not applicable in NY)</p> | <p>\$25.00 to \$75.00</p> |
| <p>8. Real Estate Commission**</p> | <p>_____</p> |
| <p>9. NJ: Non-Resident Income Tax
(Exemptions apply; consult your attorney for details.)</p> | <p>Estimated taxes are paid when deed is recorded. Minimum amount is 2% of sales price.</p> |