

# Townhouses & Multi Family Homes

Closing cost estimates for the seller

FEE	ESTIMATED COST
<b>Brokers Commission</b>	
Broker	~6%
<b>Your Attorney</b>	
Attorney	Consult your attorney ~\$2,500 - \$5,000+
<b>Bank</b>	
Payoff Bank Fees	\$500 - \$1,000
<b>Government</b>	
Residential NYC Transfer Tax	1% if purchase price is < \$500,000 1.425% if purchase price is > \$500,000+
NY State Transfer Tax	0.4% for Residential transactions < \$3M 0.65% for Residential transactions > \$3M
Transfer Tax Filing Fee	\$100
UCC-3 Filing Fee	\$125