



Closing Costs for Single Family Residences

For the Seller:

Attorney Fee	Varies (Usually \$1,200-\$2,000)
NYS Transfer Tax	0.4% (\$4 per \$1,000 of the sales price)
Mortgage payoff fee	Typically \$150-\$200 (when applicable)
Broker Commission	6% of sales price

The average closing costs for sellers is about 6% to 8% of the sales price.

For the Purchaser:

Attorney Fee	Varies (Usually \$1,200-\$2,000)
Home Inspection	Varies (Usually \$500-\$1,000)
Survey	Varies (Usually \$800-\$1,000)
Mansion Tax	1% of the total price when the price is over \$1,000,000
Homeowner's Insurance	Varies (Usually in the range of \$800-\$1,500)
Real Estate Tax Apportionment	Varies (Depending on time of year and amount of taxes paid/due)
Fuel Apportionments	Varies (Reimbursement to the seller for fuel on hand)

Title Fees:

Title and Recording Fee	Varies greatly, visit the link below for an estimate
Title and Recording Fee Calculator	www.firstam.com/title/resources/calculators/title-fee-calculator.html

Mortgage Associated Fees:

Appraisal Fee	Varies (Usually around \$400)
Loan related fees	Varies (Speak to your mortgage lender)
Mortgage Recording Tax	Varies by county
Sullivan County & Delaware County	1% (0.75% paid by buyer & 0.25% paid by the lender)
Orange County	1.05% (0.80% paid by buyer & 0.25% paid by the lender)
Ulster County	0.75% (0.50% paid by buyer & 0.25% paid by the lender)

The average closing costs for purchasers is about 3% to 6% of the purchase price.
