



O'Keefe
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CLOSING COST ESTIMATES

SELLERS:

Sale Price	
-Legal Fee	
-Real Estate Commission	
-Property Condition Disclosure Credit	-\$500
-NYS Transfer Tax (\$4 for every \$1,000 of sale price)	
-mortgage payoffs	
-pick up fees to title (\$175 for every mortgage to be paid off)	
+ advanced tax adjustments	
=NET PROCEEDS TO SELLER	

BUYERS:

Wildly divergent depending on the bank and loan product, so please speak to loan officer for estimate. Some generally estimate about 5% of the sale price