



TYPICAL CLOSING COSTS - SELLER CRYDER POINT

SALES PRICE	<u><u>\$420,000</u></u>
<u>YOUR ATTORNEY</u>	\$2,000
<u>GOLDSTEIN & GREENLAW (COOPS ATTORNEY)</u>	\$775
<u>POWER OF ATTORNEY FEE - IF APPLICABLE...\$150</u>	
<u>AFFIDAVIT OF LOST STOCK & LEASE FEE - IF APPLICABLE -\$400</u>	
<u>CLOSING CANCELLATION FEE IF CANCELLED WITHIN 48 HOURS - IF APPLICABLE - \$250</u>	
NY STATE AND NY CITY TRANSFER TAXES 1.4% OF SALES PRICE- \$420,000	\$5,880
<u>FLIP TAX - NONE</u>	
<u>MOVE-OUT FEE - SELLER NON-REFUNDABLE</u>	\$750
<u>MOVE-OUT SECURITY DEPOSIT - SELLER REFUNDED ONE MONTH AFTER THE MOVE-IN PENDING A DAMAGE INSPECTION REPORT STATING NO DAMAGE TO THE PROPERTY.</u>	\$750
<u>REAL ESTATE SALES COMMISSION - 4% OF \$420,000</u>	\$16,800
<u>TOTAL ESTIMATED CLOSING COSTS</u>	<u><u>\$26,955</u></u>
ESTIMATED NET PROCEEDS - BEFORE PAYING OFF MORTGAGE, IF APPLICABLE	<u><u>\$393,045</u></u>