



TYPICAL CLOSING COSTS - SELLER LeHAVRE ON THE WATER

SELLING PRICE: PLUS PARKING TRANSFER FEE - \$8,500	\$258,500
YOUR ATTORNEY	\$1,500
HANKIN & MAZEL, PLLC (COOPS ATTORNEY)	\$750
POWER OF ATTORNEY FEE - IF APPLICABLE - \$175	\$0
AFFIDAVIT OF LOST STOCK & LEASE FEE - IF APPLICABLE - \$250	\$0
<u>CLOSING CANCELLATION FEE IF CANCELLED WITHIN 48 HOURS - IF APPLICABLE - \$250</u>	\$0
<u>NY STATE AND NY CITY TRANSFER TAXES - 1.4% OF SALES PRICE</u>	\$3,619
<u>FLIP TAX (\$1 PER SHARE) 664 SHARES</u>	\$644
<u>MOVE-OUT FEE - SELLER NON-REFUNDABLE</u>	\$1,500
<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>	\$500
<u>PARKING TRANSFER FEE \$8,500 TO BE PAID BY PURCHASER</u>	\$8,500
<u>REAL ESTATE SALES COMMISSION - 4% ON SELLING PRICE</u>	\$10,340
<u>TOTAL ESTIMATED CLOSING COSTS</u>	<u>\$27,353</u>
NET PROCEEDS	<u>\$231,147</u>