



ESTIMATING CLOSING COSTS FOR SELLERS

SERVICES

COST

- **Legal Fees.** Generally from \$900 - \$1,500
New construction, short sales and foreclosures can be higher

\$ _____

- **Real Estate Commission.**

Depends on the terms of the listing agreement

\$ _____

- **Realty Transfer Fee.**

Rate fixed by sales price of house.

Rates are subject to change (use tax calculator for exact fee)

Consult your attorney for possible exemptions.

FOR PROPERTY NOT IN EXCESS OF \$350,000.00

\$4.00 per \$1,000.00 up to \$150,000.00

\$6.70 per \$1,000.00 between \$150,000.00 to \$200,000.00

\$7.80 per \$1,000.00 in excess of \$200,000.00

FOR PROPERTY IN EXCESS OF \$350,000.00

\$ 5.80 per \$1,000.00 up to \$150,000.00

\$ 8.25 per \$1,000.00 between \$150,000.00 to \$200,000.00

\$ 9.60 per \$1,000.00 between \$200,000.00 to \$550,000.00

\$10.60 per \$1,000.00 between \$550,000.00 to \$850,000.00

\$11.60 per \$1,000.00 between \$850,000.00 to \$1,000,000.00

\$12.10 per \$1,000.00 in excess of \$1,000,000.00

\$ _____

- **Certificate of Occupancy.**

\$ _____

- **Smoke Detectors Certification Fee.**

\$ _____

- **Carbon Monoxide Detector Fee.**

\$ _____

- **Smoke Detectors.** or any other repairs

Required to obtain Certificate of Occupancy

\$ _____

- **Non-Resident Sellers Tax With-holding**

MANDATORY tax with-holding of Sale proceeds minimum
of 2% of Deed price/consideration forward to the

State of New Jersey at time of closing.

\$ _____

- **Mortgage Payoff.**

\$ _____

- **Mortgage Cancellation Fee.** Usually required if mortgage is prepaid before original term is reached.
May be charged by lender and/or local government. \$_____
- **Release of Mortgage.** \$75-\$200 per mortgage. \$_____
- **Mortgage Interest Penalty.** \$_____
- **Other Liens.** Must be moved from the property before sale.
Includes local government filing fees. \$_____
- **Filing of Power of Attorney.** \$_____
- **Tax Adjustment.** Usually a credit (sometimes a charge) to seller to adjust for taxes paid short of or beyond the closing date. \$_____
- **Water/Sewer adjustments.** Same as other tax adjustments. \$_____
- **Inspection Damage Repairs.**
As may be required following the inspection. \$_____
- **Engineering Repairs.**
As may be required following the inspection. \$_____
- **Courier Fee** \$_____
- **Out of State Phone and Fax Charges** \$_____
- **ESTIMATED TOTAL** \$_____