

ESTIMATED BUYER CLOSING COSTS

Premises: 536 Throgs Neck Expressway

BBL: 5487/85

Title Charges & Endorsements	Total	Purchaser	Seller	Lender
Premium Rate Fee	\$4,803.00	\$4,803.00		
Premium Rate Mortgage	\$997.00	\$997.00		
Standard New York Endorsement (Owners)	\$0.00	\$0.00		
Standard New York Endorsement (Loan)	\$0.00	\$0.00		
TIRSA EPL (8.1)	\$50.00	\$50.00		
TIRSA General Endorsement (Owners)	\$0.00	\$0.00		
TIRSA General Endorsement (Loan)	\$0.00	\$0.00		
TIRSA Waiver of Arbitration (Owners)	\$50.00	\$50.00		
TIRSA Waiver of Arbitration (Loan)	\$50.00	\$50.00		
Recording Fees				
Borrower's Mortgage Tax	\$17,680.00	\$17,680.00		
Tax-Mortgage Lender	\$2,300.00			\$2,300.00
Deed Recording Fee	\$275.00	\$275.00		
Mortgage Recording Fee	\$275.00	\$275.00		
NY Transfer Tax	\$4,600.00		\$4,600.00	
City Transfer Tax	\$16,387.50		\$16,387.50	
Mansion Tax	\$11,500.00	\$11,500.00		
Property Tax	\$2,500.00	\$2,500.00		
Realtor Fees				
Realtor Fees (1% of Purchase Price)	\$11,500.00	\$11,500.00		
Mortgage Origination Fee				
Origination Fee (1.25% of Loan Amount)	\$11,500.00	\$11,500.00		
Title Services				
Departmentals Search	\$325.00	\$325.00		
Bankruptcy Search	\$75.00	\$75.00		
Patriot Search	\$75.00	\$75.00		
Escrow Service Charge	\$50.00	\$50.00		
Continuation	\$75.00	\$50.00		
Title Processing	\$295.00	\$225.00	\$125.00	
Document Prep	\$245.00	\$195.00	\$75.00	
Title Closer Fee	\$350.00	\$350.00		
Pick-Up Fee	\$275.00		\$275.00	
Survey		\$975.00		
Recording Fee	\$150.00	\$150.00		
Estimated Sales Tax (estimated)	\$50.00	\$50.00		
Totals: \$87,462.50		\$63,700.00	\$21,462.50	\$2,300.00

Purchase Price	\$1,150,000
Loan Amount	\$920,000
Property Type	Residential 2-family
Sales Tax is Calculated At 8.875% Actual rate May vary	All Funds Must Be paid by either bank, certified, or attorney

*Does not include cost of appraisal.