



**TESLA
REALTY GROUP**

Tesla Realty Group LLC

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Seller Closing Fees and Expenses

Selling Price \$ _____	Gross
NYC City Transfer Fees Taxes 1% Selling Price	\$ _____
(1% of Selling Price if less than \$500,000.00) (1.425% of Selling Price if MORE than \$500,000.00)	
NYS State Transfer Taxes (\$ 4.00 per each thousand)	\$ _____
Mortgage Pay Off (1st or 2nd ?)	\$ _____
Bank pre-payment penalty	\$ _____
Real Estate Brokerage Agreement	\$ _____
Property Condition Disclosure Credit \$50	\$ _____
Adjustment for Water and Insurance or R.E. Taxes	\$ _____
Misc. Charges	\$ _____
Attorney Fees	\$ _____
Capital Gains	\$ _____
Approximate NET Proceeds	\$ _____

The figure **MUST** be reviewed with your accountant so that an after tax figure can be determined. An accountant will explain any taxable gain you may have. The accountant will also explain ways that the sellers can defer the gain they may have realized. (Example 2031 Exchange)

Buyers Closings Expenses

Buyer's closings expenses can range from 4% to 6% of the mortgage amount.

Example: Loan Amount \$300,000.00 (Closing Costs: 4% \$12,000.00 : 6% \$18,000.00).

All information deemed reliable but not guaranteed