

Estimated Net Proceeds

Property Address: _____

Estimated Sales Price	\$
Mortgage Payoff <small>(including home equity, 2nd mortgage, & judgments)</small>	\$
Realtor's Professional Fee <small>(including co-brokerage)</small>	\$
NJ Realty Transfer Tax	\$
Attorney's Fee	\$
<u>Estimated Net to Seller</u>	\$

Smoke Detector Inspection / Certificate of Occupancy Inspection Fee as applicable by the municipality

A seller residing outside of NJ is required to have 2% of the Gross Sales Price withheld at closing for any potential income tax due NJ and must then apply for a refund

Additional adjustments may be made at closing for final water/sewer bills and property taxes

New Jersey Realty Transfer Tax Schedule

Standard Transactions

Sales Price not exceeding \$350,000

\$4/\$1,000 up to \$150,000
 \$6.70/\$1,000 from \$150,000 to \$200,000
 \$7.80/\$1,000 above \$200,000

Sales Price exceeding \$350,000

\$1,295 on the first \$200,000
 \$9.60/\$1,000 from \$200,000 to \$550,000
 \$10.60/\$1,000 from \$550,000 to \$850,000
 \$11.60/\$1,000 from \$850,000 to \$1,000,000
 \$12.10/\$1,000 in excess \$1,000,000

Partial Exemption Transactions

Sales Price not exceeding \$350,000

\$1/\$1,000 up to \$150,000
 \$2.50 / \$1,000 from \$150,000-\$350,000

Sales Price exceeding \$350,000

\$420 on the first \$150,000
 \$4.30/\$1,000 from \$150,000 to \$550,000
 \$5.30/\$1,000 from \$550,000 to \$850,000
 \$6.30/\$1,000 from \$850,000 to \$1,000,000
 \$6.80/\$1,000 over \$1,000,000



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