



Estimated Closing Costs for Sellers

Below is a brief outline of the most common closing costs that a seller may encounter. This outline is for estimate purposes only and there may be different or additional charges necessary.

Transfer Tax: \$2 per \$500 of the sale price (\$4 per \$1,000)

File TR - 584: \$5 (document to accompany deed recording)

Survey: \$400-\$600+ depending on the property - negotiable

Water/Septic Testing: \$290 (for private water and/or sewer) - if only water \$95; if only sewer \$195

Abstract/Title Search: \$125-\$700 (depending if it is a continuation of existing abstract or preparing a new one)

Attorney Fees: Generally \$650-\$1,000 - will be different with each attorney

Realtor Commission: Confirmed on your Listing Agreement

Tax Adjustments: To be determined at closing

Bank Related Charges - Please check with your bank (Separate from Attorney Fees or Charges)

Discharge of Mortgage: \$55.50 for 1 page (plus \$5 per additional page)

Mortgage Payoff: The amount of your payoff balance

Recording Affidavit: \$55 + \$5 Cover Page + \$5 per page (if necessary)

Capital Gains Affidavit: \$5

Other Adjustments at Closing May Include:

Septic System Escrow

Water System Escrow

Sales Tax on Personal Property

Bank Tax Escrow

Nonresident Real Property Estimated Income Tax - Form IT-2663