

ATOMIC REALTY

ESTIMATED COSTS * for a \$580000 sale price.

Description	Cost	Typical Payor
Sale price	\$580000	Buyer
Loan payoff	Varies	Seller
Atomic's listing engagement fee	\$599	Seller
Atomic's listing commission paid at closing 1.5%. This saves the seller \$8700 over a 3% broker.	\$8700	Seller
If you are a Buyer working with Atomic and buy an Atomic listing you pay nothing Atomic's Buyer's brokerage commission for an Atomic listings.	\$0	
If you are a Buyer working with Atomic and buy an XYZ company listing, the buyer pays Atomic's Buyer's brokerage commission of 3% – for XYZ company listings	\$17,400. Generally, we ask for XYZ company's seller to pay this.	Buyer / Seller
NM GRT – Gross revenue tax. Think of this as sales tax on services. 7.3125%	7.3125% of commission	Seller / Buyer
Prorated adjustments (Ex: owed or prepaid HOA fees) If paid in full for the full year the buyer partially reimburses Seller	Varies	Buyer
Prorated taxes. (Yearly taxes / 12 X months owned by seller) Est credit to buyer.	Varies	Seller
Closing fee	\$500	Seller / Buyer
Legal doc preparation	Varies	Each pays their own
Recording fees	\$25 / document	Each pays their own
Initial title commitment	\$100	Seller
Standard owner policy.	\$2820	Negotiable at time of purchase contract
Mortgagee policy, insures lender	\$100	Buyer
Mortgagee policy endorsements	\$25-\$75	Buyer
Loan costs	Varies	Buyer
Improvement location Report (ILR) similar to a survey	\$800	Negotiable at time of purchase contract
HOA / COA transfer fee	Up to \$399	Seller
Wire fee	\$35	Each pay their own
Courier / copy fees	Varies	Each pay their own
Inspections	Varies	Each pay their own

- The costs shown in this example are for educational purposes only and will likely not be your costs.
- **All** costs are negotiable and should be considered during the listing contract, the buyer brokerage contract, or in the purchase contract.
- Under the new rules Sellers and Buyers are responsible to pay their own brokers. Often the Buyer will request the seller to pay this on their behalf. However, if a Buyer has a Buyer Brokerage agreement with Atomic and buys an Atomic listing, we waive the 3% buyer commission, saving Buyers and Sellers thousands of dollars.