



# Atomic Realty

## **Estimated Costs\*** General information for \$580,000 house

Description	Cost	Typical Payer**
Purchase Price	\$580,000	Buyers
Loan payoff	varies	Seller
Atomic Realty's engagement/ transaction fee	\$599	Seller
Atomic Realty's Commission, full service 4% or FSBO assistance 1%	\$23,200 or \$5800	Seller
Gross receipts tax (Los Alamos) 7.1875% NM tax on services, total Realtor's fees	Full Service \$1700 or Fsbo Assist \$457	Seller
Prorated adjustments (Ex: owed or prepaid HOA fees)	varies	Buyer
Prorated taxes. (Yearly taxes /12 X months owned) Est - Credited to Buyer	varies	Seller
Closing fee	\$500	Both
Pro rata data / special assessment search	varies	Not needed
Legal Document Preparation	varies	Each pay own
Title Policy Cancellation fee	\$100	Not needed
Seller Recording fees	\$25/document	Seller
Initial Title Commitment	\$100	Seller
Standard Owner Title Policy	\$2820	negotiable
Mortgagee Policy	\$100	Buyer
Mortgagee Policy Endorsements	\$25-75	Buyer
Loan costs (ex: appraisal, points)	varies	Buyer
Improvement Location Report, ILR similar to a survey.	Estimate \$600	Seller
HOA/COA transfer	Up to \$399	Seller
Wire fee	\$25/wire	Each pay own
Courier / copy fees	varies	Each pay own
Inspections	varies	Each pay own

\*These costs are estimates only and intended to be used solely for informational purposes

\*\* These costs are negotiated between buyers and sellers. These are typical for Los Alamos. 2-16-23