Estimate for Closing Costs—Purchaser

Purchase price $400,000

Mortgage amount 320,000

Premium for fee (owner) title insurance for benefit of purchaser 1,814

Simultaneous premium for mortgage title insurance for benefit of lender 380

Additional policy endorsements for lender’s benefit

[Note: New title rates are pegged to price of fee with a simultaneous lower rate for
mortgage, reversing former title premium calculations, which were primarily
based on mortgage amount.]

New survey (if lucky, bank will accept old survey with inspection update—$55) 475

Municipal departmental searches 150

Miscellaneous riders and endorsements to policy (generally requested by lender) 75

Recording of mortgage and deed 125

Fee for filing accompanying Equalization and Assessment Report (see revised form,
which must be signed by grantor and grantee) 25

Mortgage tax @ 1.75% of mortgage amount (less $25 deduction for one- or
two-family dwelling) for NYC property (Lender pays additional 1/4%)[[1]](#footnote-1)

If property *outside* of NYC, mortgage tax @ .1% of mortgage (less $25 deduction
for one- or two-family dwelling) (Lender pays additional 1/4%).[[2]](#footnote-2)

Additional city of Yonkers mortgage tax of .0050% is imposed on Yonkers borrower,
raising total mortgage tax on Yonkers closing to 1.25%, less $25 deduction

Reimbursement to seller by way of adjustment of real estate taxes prepaid by seller 1,585

Real estate tax escrow picked up by lender at closing 3,500

[If loan is above 80% of purchase price, bank will also escrow for PMI mortgage insurance.]

Fuel adjustment for oil remaining in tank 672

Premium for one-year homeowner’s insurance policy naming bank as loss payee
(Bank may also insist on escrow for future homeowner’s insurance) 1,230

Prepaid interest on new mortgage loan 605

Bank’s attorney’s fee (depending on bank fees, range from $325 to 1/2% of loan) 545

Points or origination fee can vary from 0 to 5 percentage points of loan (usually
required to be paid to bank with certified funds) 4,000

Mortgage application and processing fees including house appraisal and credit checks 450

Utility security deposit 250

Counsel fees 2,000

Moving expenses 1,000

TOTAL ESTIMATED CLOSING COSTS $20,019

Note: While the transfer tax is generally payable by the seller, there are two exceptions: (1) city of Mount Vernon transfer tax—if the purchase price is $100,000 or more, then the buyer pays 1 percent over the first $100,000; and (2) mansions—if the purchase price is $1 million or greater, then the buyer pays 1 percent of the sale price, unless contracted over to the seller. In addition, the seller pays the normal transfer tax.

1. Tax rate varies according to different time periods. [↑](#footnote-ref-1)
2. Tax rate may vary according to different kinds of properties. [↑](#footnote-ref-2)