

# Closing Cost Estimates

## SELLING COOPS

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Your attorney

Consult your attorney (~\$2,500+)

Broker

6%

## BANK

Payoff Bank Fees

\$500-\$1,000

## BUILDING

Coop's Attorney/Managing Agent Closing Fee

\$400-\$1,000

Move-out Fee

\$500-\$1,000 (non-refundable)

Move-out Deposit

Varies by coops, typically \$500-\$1,000 (refundable)

Admin Fee

\$250-\$1,000

Flip Tax

Varies (typically 1-3% of price or \$ per share)

## GOVERNMENT

Residential NYC Transfer Tax <\$500,000

1%, plus filing fee of \$100

Residential NYC Transfer Tax >\$500,000

1.425%, plus filing fee of \$100

NYS Transfer Tax <\$3M

0.40% of consideration

NYS Transfer Tax >\$3M

0.65% of consideration

Transfer Tax Filing Fee

\$100

UCC-3 Filing Fee

\$125

# Selling with The Isil Yildiz Team



*"I had a wonderful experience working with Isil and her team selling my home in the East Village. Their work was fast, focused, and thorough. I always felt in the loop and empowered throughout the process. I've recommended her to several friends since, and would do so for anyone looking to have a successful real estate transaction in New York."*

— Maha, a repeat client who moved from Manhattan to Prospect Lefferts Gardens

*"We had a wonderful experience working with Isil. She is very knowledgeable and always accessible to her clients. She kept us informed throughout the whole process. We are looking forward to working with her in our next real estate endeavor."*

— Qiao, seller of a Morningside Heights condo



## About the Team

The Isil Yildiz Team offers more than 20 years of New York City real estate experience. Their extensive market knowledge and comprehensive understanding of the intricate residential sale and rental processes in New York City make them invaluable advisors for their clients — from experienced investors to first-time home buyers. Together, the team has closed more than 70 sales transactions across Manhattan and Brooklyn since 2016.



**Isil Yildiz**

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COMPASS

