

ESTIMATED SELLING COSTS

// Fees

- Attorney Fees: \$1,600-\$2,100
- Lien Release Fees: \$100-\$500
- NJ Realty Transfer Fee: Visit bit.ly/MadisonTitle
- Real Estate Commissions: Per Listing Agreement

// Certifications

- Application Fee: \$800 - \$1,500
- Appraisal: \$450 - \$600
- Misc. Costs: \$100 - \$600
- Private Mortgage Insurance* (PMI): Upfront Premium & Monthly fee
- Points**: 1% of Loan Amount to buy-down the rate

*PMI for down payments under 20%

**Point buy down is optional

// Adjustments

~\$ Varies (could be credit)

- Taxes
- Homeowners Insurance
- Homeowner's Association (HOA) Fees
- Tax, sewer, water, oil in tank, HOA adjustments, etc.
- Non-residents selling a NJ property and not filing NJ tax returns - 2% of sale price or 8.97% of profit (whichever is higher). Consult Attorney or Accountant for details.

// Payoffs & Repairs

~\$ Varies

- Mortgage payoff for the mortgage balance and any outstanding items on the property.
- Any repairs agreed upon during inspection period and / or to obtain C/O.

These figures are general guidelines to aid sellers calculating closing costs. These figures are only estimates. Formal quotes should be obtained for actual costs.



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