

Westchester Buyer Closing Costs

For the Purchaser

Buyer's Attorney	\$2,000 - \$2,500
Bank Fee	\$500 - \$900
Application Fee	\$350
Processing Fee	\$330
Appraisal Fee	\$500
Credit Report Fee	\$20 single
Bank Attorney	\$800 - \$1,250
Tax Escrow	2 - 6 Months
Recording Fees	\$250 - \$750
Municipal Search	\$350 - \$500*
Mansion Tax	1% on sales \$1,000,000 or greater
Real Estate Taxes	Purchaser reimburses seller for any prepaid real estate taxes.

Mortgage Tax

\$1.05% of Loan*

(Westchester County)

\$500,000	\$5,250
\$750,000	\$7,875
\$1,000,000	\$10,500
\$1,250,000	\$13,125
\$1,500,000	\$15,750
\$2,000,000	\$21,000

Title Insurance

(Westchester County)

Approximately \$4 per \$1,000 of purchase price
 Approximately \$1 per \$1000 of the mortgage amount
 Title Closer Attendance Fee | \$200-\$300
 Bankruptcy Search | \$20 per name
 Patriot Search | \$20 per name
 Escrow Service Charge | \$50 per payee
 Express Delivery | \$50
 Recording Service Charge | \$25 per document
 New Survey | \$850 - \$1500
 (Price varies depending on property size and location.)
 Survey Inspection | \$115

*This does not include municipal town fees, which are passed along to the buyer.

**Gross percentage is 1.3% but Lender pays .25% of loan amount.

Note: This worksheet has been prepared only as an aid in helping buyers compute their approximate costs. Buyers should consult with their attorney, accountant, and other professionals to determine exact costs.