

Estimate of Seller's General Closing Costs

- 1.) **Real Estate Commission:** TBD by Sale Price and Commission %
- 2.) **Smoke / CO Certificate:** \$50
-This fee varies based on Community and style of Home (Single Family/Two-Family, 3+ Units higher fee)
- 3.) **Attorney Fees:** \$800 to \$1,250
- 4.) **Massachusetts Tax Stamps:** \$4.56 per \$1,000 of Sale Price
- 5.) **Recording Fees / Discharges / Death Certificates / Courier Fees:** \$200
- 6.) **Termite Clause (If Applicable):** \$1,000.00
- 7.) **Kelley & Katzer Real Estate, LLC Admin Fee:** \$350
-Preparing / Sending / Editing RE Board approved Agreements to Attorneys
-Preparing / Sending pertinent Closing Documents to Attorneys
-Coordination on Closing with Attorneys
- 8.) **If Selling a Condo - 6D & Condo Association Documents / Neighborhood Assn:** \$50-\$100

ADJUSTMENTS:

- 1.) Mortgage Payoff:
- 2.) Fuel / Water & Sewer/ Tax Adjustments:
-Fuel consists of Propane and/or Oil
- 3.) Title V Compliance / Septic in Massachusetts (If Applicable/Price Varies): \$650
-Estimate for local / surrounding towns
-Some Cities/Towns require Board of Health to be on-site which will be an extra \$25 to \$50

•Please note that these are approximate estimates and are subject to change. Also, there could be additional fees that the Seller may incur during this process and at the time of Closing that are not listed above. Kelley & Katzer Real Estate, LLC advises the Seller to perform their own due diligence for final and accurate expenses / fees on the sale of their property.