



Seller's Closing Costs

Sellers Approximate Closing Costs – Reference Guide

For more detailed information on the home selling process in New Jersey, local town tours or to chat with one of our amazing agents about the market, call us at (732) 607-8000.

What is the selling or listing price? _____

Mortgage/Payoff Costs	Cost
Subtract the following, if applicable from the selling price:	
Mortgage Payoff (1st mortgage)	
Mortgage Payoff (2nd mortgage)	
Additional Payoff(s)	
Cancellation of Existing Mortgage \$50-\$100	
Certificate of Occupancy (varies with municipality) generally \$65 or higher	
Smoke Certificate (varies by town/state) \$45-\$150	
Courier & handling	
Wiring Fee (\$15-25)	
Deed Preparation	
Real Estate Tax Proration	
Real estate taxes (past due & penalties)	
Realtor Commission Percentage (Selling & Buying Agents)	
Settlement/Attorney Fee (\$800-\$1,300)	
Smoke Detector & Carbon Monoxide Certification (approx.) \$25-\$65	
NJ Transfer Tax click here for calculator	
Water Hold	
Home Warranty (Estimated \$425)*	
Seller Cost Contribution/Seller Concession	
NET PROCEEDS TO SELLER	