

Chapter 18

Closing Cost Guide: Determining the Complete Cost of Selling or Purchasing a Property

For many people, purchasing a home is the single largest financial investment in their lifetime. Although purchasers and sellers are well aware of the concept of the sale price of a property, very few buyers and sellers realize that there are also many additional costs involved in completing the transaction.

Closing costs are those fees and expenses that a purchaser or seller incurs in the purchase or sale of real estate, whether a private residence, a condominium or a co-operative apartment. Typical closing costs include financing fees, title insurance, taxes, and attorney fees. Your attorney should provide you with an estimate at the outset, so that you are properly prepared for the bottom line figures and can avoid unpleasant surprises at closing.

One buyer or seller's closing costs will vary from another's based on many factors, including location of the property. This chapter discusses general closing costs for the nation, in addition to referring to closing costs for New York State as an illustrative example.

Customary Purchaser Closing Costs

The Survey

The survey is a drawing with particular details of the boundaries of the property that you are buying. It will show the boundaries of the land and any permanent markers that are visible.