



# Guide To Buying

*corcoran*



# Congratulations!

This is the first step to walking into your very own home. The Corcoran Group works to make the buying experience enjoyable. This guide will help you navigate the home shopping experience and make your purchasing process as smooth and seamless as possible.



## Finances

Determining your financial state before you start your search saves you time and streamlines the buying process. A Corcoran agent can introduce you to mortgage brokers and banks who can answer questions about the loan process and identify a suitable price range for your exciting hunt. There are two levels of endorsement during this early stage of the loan process.

### **PRE-APPROVED**

After your initial conversation with the mortgage broker, you provide information for a detailed background check and financial check (tax returns, credit check and income history). You will then receive a letter from a lender stating how much they would be willing to lend you, valid for approximately 60 days.

### **PRE-QUALIFIED**

Based on information you provide during your initial conversation with a mortgage broker, you can qualify for a specific loan amount, subject to finalizing certain documents.

# Condo vs. Co-op

There are a few key differences between owning a condominium (condo) and owning a cooperative (co-op). Owning a condo is similar to owning a house in that the condo is considered "real property." In other words, those who buy condos receive a deed and a specified piece of real estate, while those who purchase co-ops hold shares of the apartment corporation that owns the building and a proprietary lease to a specific unit. Condos are typically more expensive, but generally have more flexible financing terms.

CONDO	vs.	CO-OP
No interviews required	Application & Approval Process <i>if all financials and references are in order</i>	Interviews and co-op board approval required
Typically requires a minimum of 10% down	Financing	Typically requires a minimum of 20% down
1 to 3 months after contract signing	Estimated Closing Time	3 to 4 months after contract signing
Allowed with proper board approvals	Renovations	Allowed with proper board approvals
Based on the % of common ownership for the unit as listed in the offering plan	Monthly Charges	Based on the number of shares owned in the building
Owner is billed directly for the unit's Real Estate Taxes by NYC DOF	Real Estate Taxes	Maintenance fees include property taxes
Typically allowed	Subletting <i>varies based on building rules &amp; regulations</i>	Taken to board for consideration
Free to sell at will	Selling	Subject to board approval of intended purchaser

# Manhattan Neighborhoods

## HARLEM

Inwood  
Fort George  
Washington Heights  
Sugar Hill  
Hamilton Heights  
Manhattanville  
East Harlem

## UPPER WEST SIDE

Morningside Heights  
Lincoln Square

## UPPER EAST SIDE

Carnegie Hill  
Yorkville  
Lenox Hill

## MIDTOWN WEST

Hell's Kitchen/Clinton  
Theater District

## MIDTOWN EAST

Turtle Bay  
Murray Hill

## CHELSEA

## GRAMERCY

Kips Bay  
NoMad  
Flatiron  
Stuyvesant Town

## WEST VILLAGE

Meatpacking District  
Greenwich Village

## EAST VILLAGE

Alphabet City  
NoHo

## SOHO

Nolita  
Little Italy

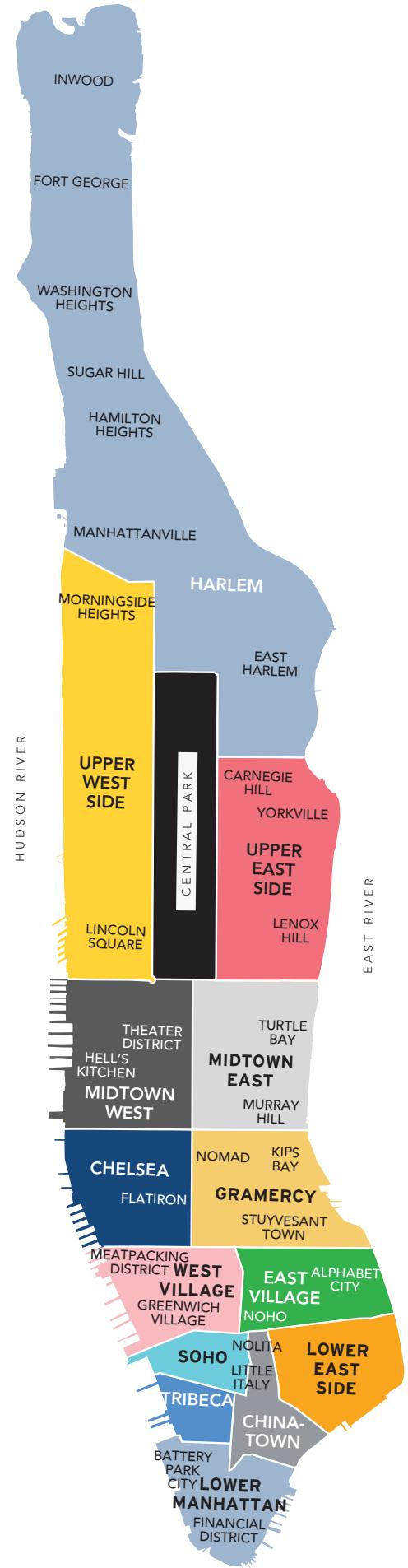
## LOWER EAST SIDE

## TRIBECA

## CHINATOWN

## LOWER MANHATTAN

Battery Park City  
Financial District



# Brooklyn Neighborhoods

BATH BEACH  
BAY RIDGE  
BENSONHURST  
BEDFORD - STUYVESANT  
BOERUM HILL  
BRIGHTON BEACH  
BROOKLYN HEIGHTS  
BROWNSVILLE  
BUSHWICK  
CANARSIE  
CARROLL GARDENS  
CLINTON HILL  
COBBLE HILL  
CONEY ISLAND  
CROWN HEIGHTS  
CYPRESS HILLS  
DITMAS PARK  
DOWNTOWN BROOKLYN  
DUMBO  
DYKER HEIGHTS  
EAST FLATBUSH  
EAST NEW YORK  
FLATBUSH  
FLATLANDS  
FLOYD BENNETT PARK



FORT GREENE

FORT HAMILTON

GOWANUS

GRAVESEND

GREENPOINT

KENSINGTON

MANHATTAN BEACH

MIDWOOD

MILL BASIN

PARK SLOPE

PROSPECT HEIGHTS

PROSPECT PARK

RED HOOK

SEA GATE

SHEEPSHEAD BAY

SUNSET PARK

VINEGAR HILL

WILLIAMSBURG

WINDSOR TERRACE

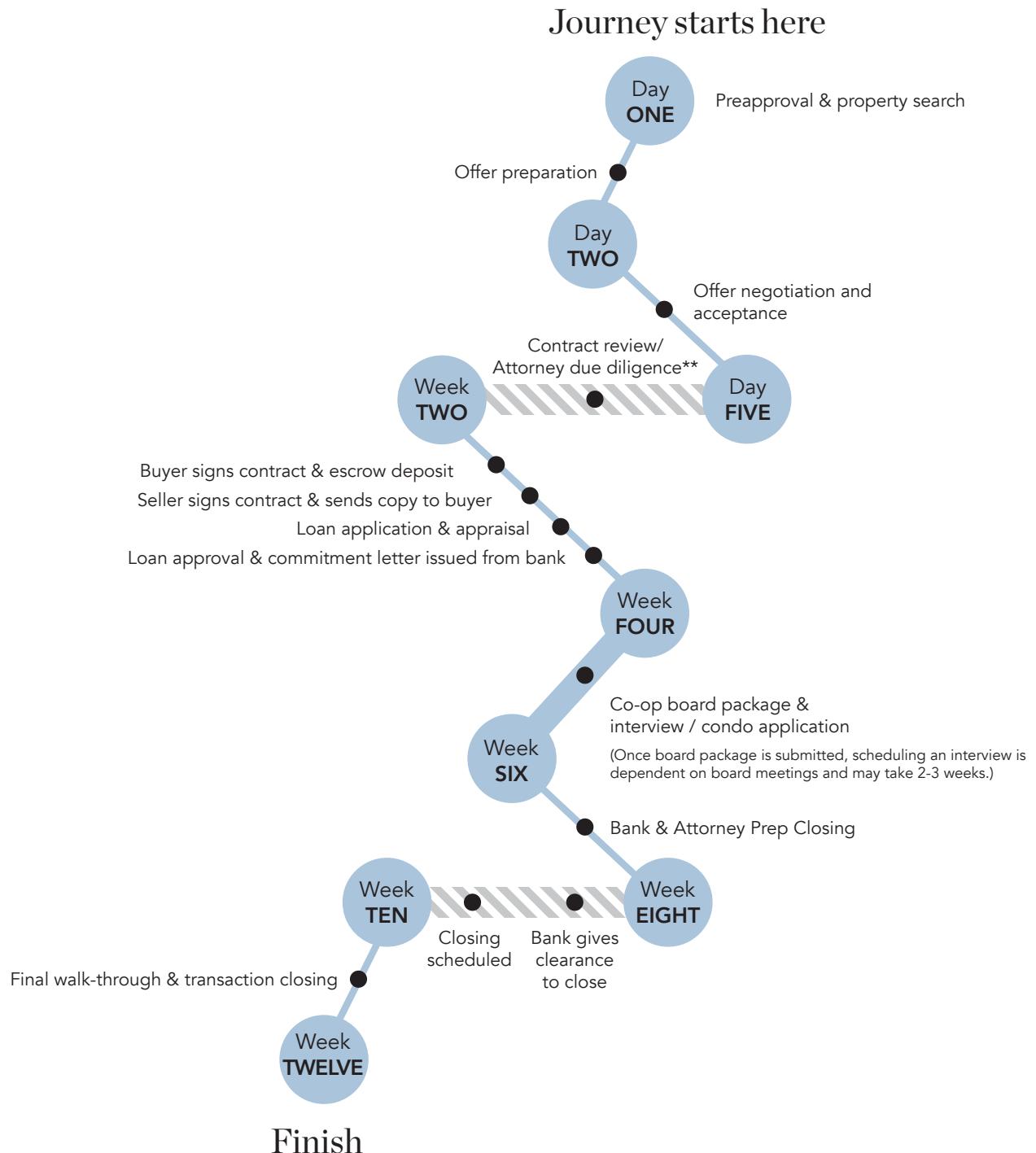
# Queens Neighborhoods

ASTORIA  
BAYSIDE  
BELLEROSE  
DOUGLAS MANOR  
ELMHURST  
FLORAL PARK  
FLUSHING  
FOREST HILLS  
JACKSON HEIGHTS  
JAMAICA ESTATES  
KEW GARDENS  
LEFRAK CITY  
LONG ISLAND CITY  
MIDDLE VILLAGE  
OZONE PARK  
REGO PARK  
RICHMOND HILL  
RIDGEWOOD  
SOUTH JAMAICA  
ST. ALBANS  
SUNNYSIDE  
THE ROCKAWAYS  
WOODSIDE



# Mapping the Purchase of Your Home

WE'RE WITH YOU EVERY STEP OF THE WAY.



\* This timeline is for illustration purposes only.

\*\* Offering Plan, Building Financials, Contract, Board Minutes read at managing agent's office.

# Closing Costs

## Condo Apartments, Townhouses & 1-3 Family Dwellings

### FOR THE SELLER

**Own Attorney:** Varies\*

**NYC Real Property Transfer Tax:** 1% of sale price if \$500K or less; 1.425% of sale price if more than \$500K\*\*

**NYS Transfer Tax:** 0.4% of sale price for transactions less than \$3M.

0.65% of sale price for transactions greater than or equal to \$3M\*\*\*\*

**Reserve Fund Contribution (if applicable)<sup>†</sup>:** Determined by condo board; Payable by buyer unless otherwise stated

**Payoff Bank Fees (if applicable):** \$250 and up

**Managing Agent Fees<sup>†</sup>:** \$650 and up

**Move-Out Deposit<sup>†</sup>:** \$500 - \$1,000 (usually refundable if no damage)

**Broker Commission:** 6% of sale price

**E Tax Filing (ACRIS):** \$100

**Property Condition Disclosure Statement Waiver Fee:** \$500 - \$1,000

**NYS Capital Gains Tax Withholding:** 8.97% of taxable gain on sale (Only applicable to non-NY residents)

**Federal Withholding Tax (FIRPTA):** 10% - 15% of sale price if seller is non-U.S. resident

(Additional taxes on capital gain associated with the sale of real estate including Federal, State and the specialized Medicare tax may apply. Consult with your tax professional to ensure compliance with all applicable tax regulations. Corcoran is not a licensed tax advisor.)

### FOR THE PURCHASER

**Own Attorney:** Varies\*

**Building Application:** \$500 and up

**Title Insurance, Title Search & Recording Fees:** 0.6% of sale price and up

**Move-in Deposit<sup>†</sup>:** \$500 - \$1,000 (usually refundable if no damage)

**Contribution to the Superintendent's Residence:** Prices can vary so be certain to inquire

**Common charges, property taxes & insurance premium:** Adjustments pro-rated as of closing

**Mansion Tax:** Sale price over \$1M but less than \$2M = 1%      Sale price from \$2M to less than \$3M = 1.25%\*\*\*

Sale price from \$3M to less than \$5M = 1.5%\*\*\*      Sale price from \$5M to less than \$10M = 2.25%\*\*\*

Sale price from \$10M to less than \$15M = 3.25%\*\*\*      Sale price from \$15M to less than \$20M = 3.5%\*\*\*

Sale price from \$20M to less than \$25M = 3.75%\*\*\*      Sale price from \$25M and up = 3.9%\*\*\*

### MORTGAGE ASSOCIATED FEES

**Origination Costs – points:** 0 - 3% of loan

**Application, Credit Check, etc:** Varies\*

**Appraisal:** Varies\*

**Bank Attorney:** \$800 - \$1,250

**Mortgage Recording Tax:** 1.8% for all mortgages less than \$500,000; 1.925% for all mortgages of \$500K or more minus \$30 for townhomes

**Real Estate Tax Escrow:** 0 - 6 months, depending on lender requirements

### EXCLUSIVE TO NEW DEVELOPMENTS

**NYC Real Property Transfer Tax:**

1% to 1.425% of sale price\*\*

**NYS Transfer Tax:** 0.4% of sale price

0.65% of sale price for transactions greater than or equal to \$3M\*\*\*\*

(Transfer taxes are calculated and added to sale price (for tax purposes only) and then recalculated based on the bulked up price)

**Sponsor Attorney Fee:** \$2,500 - \$3,500

**Working capital fund contribution:** One-time fee equal to 1 or 2 months common charges, depending on condominium

\* Check with bank/mortgage broker for additional fees. New York State Law requires a written letter of engagement if the legal fee will exceed \$3,000. Non New York State residents should procure exemption for state transfer tax forms (TP584). These are only estimates. Please confirm closing costs for specific transactions with your attorney and/or mortgage representative.

\*\* Rate is 2.625% for multiple units purchased by single purchaser if deemed a "bulk sale."

<sup>†</sup>Not applicable to townhouses.

\*\*\*\*This shall take effect July 1, 2019, and shall apply to conveyances occurring on or after such date other than conveyances which are made pursuant to binding written contracts entered into on or before April 1, 2019, provided that the date of execution of such contract is confirmed by independent evidence, such as the recording of the contract, payment of a deposit or other facts and circumstances as determined by the commissioner of taxation and finance.

# Closing Costs

## Co-op Apartments

### FOR THE SELLER

**Own Attorney:** Varies\*

**Stock Transfer Stamps:** \$0.05 per share

**NYC Real Property Transfer Tax:** 1% of sale price if \$500K or less; 1.425% of sale price if more than \$500K\*\*

**NYS Transfer Tax:** 0.4% of sale price for transactions less than \$3M.

0.65% of sale price for transactions greater than or equal to \$3M\*\*\*

**UCC-3 Filing:** \$75 - \$125

**Flip Tax (if applicable):** Determined by co-op building (unless otherwise stated or negotiated)

**Payoff Bank Attorney (if applicable):** \$450 - \$550

**Managing Agent Fees:** \$650 and up

**Move-Out Deposit:** \$1,000

**Broker Commission:** 6% of sale price

**Estate Fees:** Co-op may impose additional fees for estate sales

**Lost Stock & Lease Fees:** \$250 and up

**E Tax Filing (ACRIS):** \$100

**NYS Capital Gains Tax Withholding:** 8.97% of taxable gain on sale

(Only applicable to non-NY residents)

**Federal Withholding Tax (FIRPTA):** 10% - 15% of sale price if seller is non-U.S. resident (Additional taxes on capital gain associated with the sale of real estate including Federal, State and the specialized Medicare tax may apply. Consult with your tax professional to ensure compliance with all applicable tax regulations. Corcoran is not a licensed tax advisor.)

### FOR THE PURCHASER

**Own Attorney:** Varies\*

**Building Management Agent Fee:** \$500 and up

**Move-in Deposit<sup>†</sup>:** \$500 - \$1,000 (usually refundable if no damage)

**Lien Search:** \$350

**Maintenance Adjustment:** Pro-rated for month of closing

**Mansion Tax:** Sale price over \$1M but less than \$2M = 1%

Sale price from \$2M to less than \$3M = 1.25%\*\*\*

Sale price from \$3M to less than \$5M = 1.5%\*\*\*

Sale price from \$5M to less than \$10M = 2.25%\*\*\*

Sale price from \$10M to less than \$15M = 3.25%\*\*\*

Sale price from \$15M to less than \$20M = 3.5%\*\*\*

Sale price from \$20M to less than \$25M = 3.75%\*\*\*

Sale price from \$25M and up = 3.9%\*\*\*

### MORTGAGE ASSOCIATED FEES

**Origination Costs – points:** 0 - 3% of loan

**Application, Credit Check, etc:** \$500 and up

**Appraisal:** Varies\*

**Bank Attorney:** \$800 - \$1,250

**UCC-1 Filing:** \$125

\* Check with bank/mortgage broker for additional fees. New York State Law requires a written letter of engagement if the legal fee will exceed \$3,000. Non New York State residents should procure exemption for state transfer tax forms (TP584). These are only estimates. Please confirm closing costs for specific transactions with your attorney and/or mortgage representative.

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