



SELLER'S GUIDE TO CLOSING COSTS

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Charges to the Seller At Closing	Example
sale price	\$949,000
Commission percentage of sales price	<u>\$23,725.0</u>
at 5% split between agent listing the home and the agent bringing you the buyer	<u>\$23,725.0</u>
Settlement charges from your attorney	<u>\$ 1,175.00</u>
City/town taxes prorated	<u>\$ -</u>
City /Town TRANSFER TAX/stamp for Seller \$4.56 per \$1000 in Massachusetts 949 x \$4.56	<u>\$ 4,327.44</u>
Discharge fee	<u>\$ 110.00</u>
Pay off your loan fee	<u>\$ 125.00</u>
Wire proceeds fee	<u>\$ 75.00</u>
Courier fee	<u>\$ 40.00</u>
Actual pay off loan to x Bank	<u>\$ 453,000.00</u>
approximately this amount subtracted from the sale price:	\$506,302.4
Total proceeds for Seller	\$442,697.56