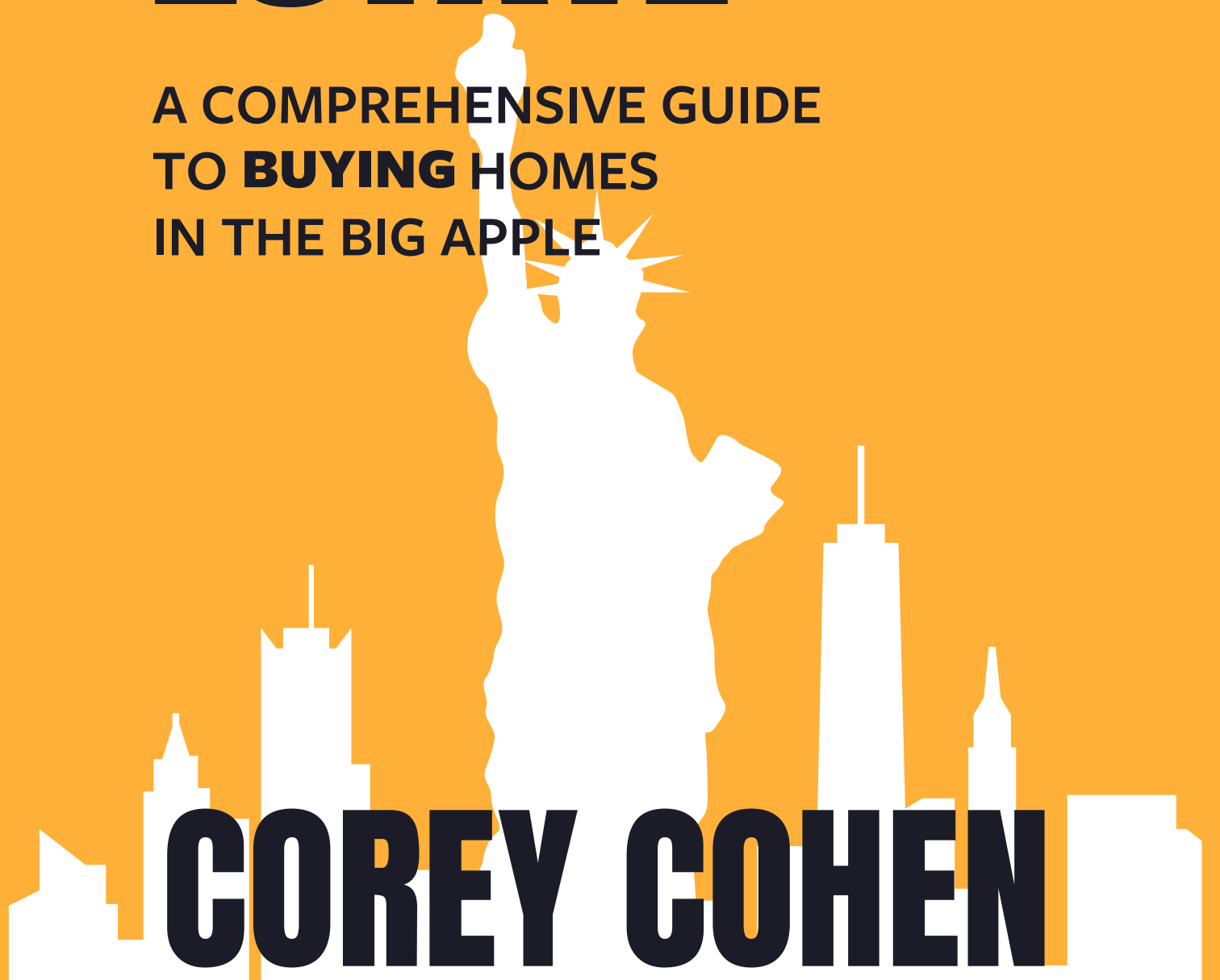


UNLOCKING NYC REAL ESTATE

A COMPREHENSIVE GUIDE
TO **BUYING** HOMES
IN THE BIG APPLE

A white silhouette of the Statue of Liberty stands prominently in the center, holding a torch aloft. Behind her, a stylized skyline of New York City skyscrapers is visible, including recognizable buildings like the Empire State Building and the Chrysler Building. The entire graphic is set against a solid orange background.

COREY COHEN

FOUNDER OF THE ROEBLING GROUP

Dear Homebuyer,

I am honored by the opportunity to work with you and passionate about helping you purchase the home of your dreams. I will bring enthusiasm and expertise to the process and help you find the right fit at the best possible price. Your interests will always be placed first and I intend for this relationship to last a lifetime.

Sincerely,
Corey Cohen

A handwritten signature in cursive script that reads "Corey Cohen".

Founder and CEO
ccohen@roeblinggroup.com
646.906.9054



About THE ROEBLING GROUP

John Roebling's Brooklyn Bridge merged science with art.

At The Roebling Group, we deploy data-driven strategies that foster the emotional connection needed to successfully execute your home sale.

Boutique.

Personalized.

Experienced.

Accountable.





Boutique

We are a boutique real estate agency, emphasizing a personalized and exclusive approach to our clients. We provide tailored services and attention to detail, ensuring a unique and customized experience for each individual.



Personalized

Every real estate transaction is unique, and we strive to provide personalized solutions to meet our clients' specific needs and preferences. We take the time to listen, understand, and cater to their requirements, delivering a personalized experience that goes above and beyond expectations.



Accountable

We hold ourselves to the highest standard with our clients. Part of that is welcoming reviews, comments, and feedback that is publicly visible. Throughout the home sale we'll be reachable during business hours and be checking in with regular reporting and updates on the sales process.



Experienced

With years of experience in the real estate industry, The Roebling Group brings a wealth of knowledge and expertise to every transaction. Our team of seasoned professionals have successfully navigated a wide range of real estate deals, honed our skills, and built a reputation for excellence. Clients can trust in our experience to guide them through the complexities of the market with confidence and peace of mind.



Founder of The Roebling Group

COREY COHEN

646.939.7375 | ccohen@roeblinggroup.com

Ensuring results with an approach that's savvy, thorough, and honest, Corey has established himself amongst the top-ranked brokers in Manhattan, according to Google. With 10 years of industry experience, Corey is a top producer who has the experience and foresight to make a smooth and satisfying deal possible.

Buyers today seek Corey's expertise so they can secure market-appropriate discounts relative to recorded sales just a few years ago. Having walked thousands of apartments, Corey provides the eye of an inspector on-site. He shares curated spreadsheets at different stages of the purchasing process with appraiser-like analysis so clients understand market valuation. He also offers feedback and consideration on matters like building financials in advance of vetted second opinions from a legal team. Clients appreciate Corey's experience and attention to detail in his anticipation of their needs.

Between the unparalleled service provided with the ultimate level of care and insight, Corey has joined the upper echelon of New York City real estate.

EXPERIENCE

\$400m in deal volume

325+ transactions to date

13 years connecting buyers and sellers of real estate

WHAT THEY'RE SAYING

“

George Varthalamis | Principal | UES Seller and Buyer

Corey steered me through both the sale of my existing apartment, and purchase of my new one. They helped simplify a complicated and often times stressful process. In the end, my move was smooth and successful, which I attribute to having such a great team on my side.

”

“

Adam Stein | SPK Lewis | UES Buyer

Corey stuck by our side in our search for a diamond in the rough and was able to hold our hands through an extremely difficult negotiation process. Corey is much more than a broker - he is an advisor and a friend.

”

Google

Reviews ★★★★★

“

Donna Haws | Dept. of Education | Jersey City Buyer

We had a long, hard slog of a house hunt that took us to three boroughs, two states and lasted nearly a year. In that time, we saw a few buyer's agents - including a couple from the big, well-known NYC agencies - but Corey and his team really stood out. Corey is not afraid to give his honest opinion on the properties that you are looking at - he will tell you when you've found a dud / if the price is too high, etc., even though he is losing a commission over it. When you are looking for as long as we were, you realize how unique that is. We also thought he was pretty savvy with knowing how to price / value properties - we got a great deal on the property we eventually settled on / at the low end or possibly even slightly below its market value. We would recommend him to anyone!

”



QUALITY

We work with the best.

NIMBLE

Principal to Principal communication.
Untethered by bureaucracy.

INNOVATIVE

It's an aggregated and social world that's evolving fast.
Fortunately, we're digital pioneers.



**BEST OF
ZILLOW**



StreetEasy | Experts

Top Performer
By Sales Volume



**Google
Customer Reviews**
★★★★★

5-Star Business



★★★★★



INDUSTRY-LEADING SERVICE

- Your home is personal. We will customize your experience to fit your goals.
- Personalized attention only available at a boutique agency.
- Fiduciary advisors that prioritize your interests exclusively.
- Customized buyer representation services

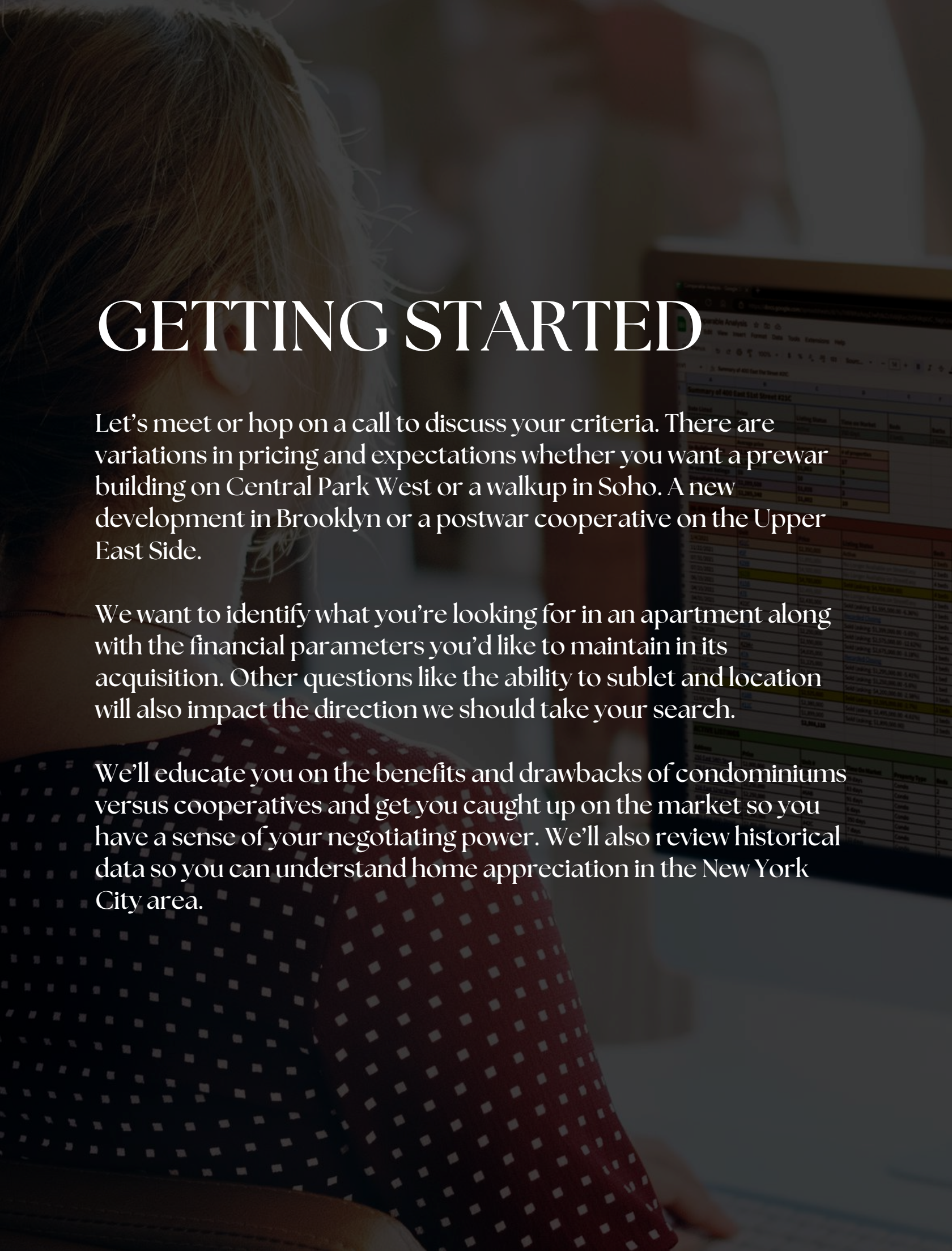


GETTING STARTED

Let's meet or hop on a call to discuss your criteria. There are variations in pricing and expectations whether you want a prewar building on Central Park West or a walkup in Soho. A new development in Brooklyn or a postwar cooperative on the Upper East Side.

We want to identify what you're looking for in an apartment along with the financial parameters you'd like to maintain in its acquisition. Other questions like the ability to sublet and location will also impact the direction we should take your search.

We'll educate you on the benefits and drawbacks of condominiums versus cooperatives and get you caught up on the market so you have a sense of your negotiating power. We'll also review historical data so you can understand home appreciation in the New York City area.



Summary of 400 East 57th Street #22C									
Unit	Price	Listing Status	Days on Market	Bed	Bath	sq ft	Year Built	Year Renov	Notes
400 East 57th Street #22C	\$1,200,000	Active	15	2	2	1,200	1960	2015	Full renovation, high-end finishes, central air, hardwood floors, granite countertops, stainless steel appliances, walk-in closet, balcony, view of Central Park.
400 East 57th Street #22D	\$1,100,000	Active	10	2	2	1,100	1960	2015	Full renovation, high-end finishes, central air, hardwood floors, granite countertops, stainless steel appliances, walk-in closet, balcony, view of Central Park.
400 East 57th Street #22E	\$1,000,000	Active	5	2	2	1,000	1960	2015	Full renovation, high-end finishes, central air, hardwood floors, granite countertops, stainless steel appliances, walk-in closet, balcony, view of Central Park.
400 East 57th Street #22F	\$900,000	Active	20	2	2	900	1960	2015	Full renovation, high-end finishes, central air, hardwood floors, granite countertops, stainless steel appliances, walk-in closet, balcony, view of Central Park.
400 East 57th Street #22G	\$800,000	Active	30	2	2	800	1960	2015	Full renovation, high-end finishes, central air, hardwood floors, granite countertops, stainless steel appliances, walk-in closet, balcony, view of Central Park.
400 East 57th Street #22H	\$700,000	Active	40	2	2	700	1960	2015	Full renovation, high-end finishes, central air, hardwood floors, granite countertops, stainless steel appliances, walk-in closet, balcony, view of Central Park.
400 East 57th Street #22I	\$600,000	Active	50	2	2	600	1960	2015	Full renovation, high-end finishes, central air, hardwood floors, granite countertops, stainless steel appliances, walk-in closet, balcony, view of Central Park.
400 East 57th Street #22J	\$500,000	Active	60	2	2	500	1960	2015	Full renovation, high-end finishes, central air, hardwood floors, granite countertops, stainless steel appliances, walk-in closet, balcony, view of Central Park.
400 East 57th Street #22K	\$400,000	Active	70	2	2	400	1960	2015	Full renovation, high-end finishes, central air, hardwood floors, granite countertops, stainless steel appliances, walk-in closet, balcony, view of Central Park.
400 East 57th Street #22L	\$300,000	Active	80	2	2	300	1960	2015	Full renovation, high-end finishes, central air, hardwood floors, granite countertops, stainless steel appliances, walk-in closet, balcony, view of Central Park.
400 East 57th Street #22M	\$200,000	Active	90	2	2	200	1960	2015	Full renovation, high-end finishes, central air, hardwood floors, granite countertops, stainless steel appliances, walk-in closet, balcony, view of Central Park.
400 East 57th Street #22N	\$100,000	Active	100	2	2	100	1960	2015	Full renovation, high-end finishes, central air, hardwood floors, granite countertops, stainless steel appliances, walk-in closet, balcony, view of Central Park.

Let's get you pre-approved for a mortgage. The professionals below are excellent and you'll be in fantastic hands.

MORTGAGE LENDERS

Brian Adam Kersner

Private Mortgage Banker

Wells Fargo Home Mortgage

150 E 42ND ST, 32nd Floor, NY 10017

NMLS ID: 903606

MAC J0161-320

Tel: 212-214-7756

brian.kersner@wellsfargo.com

David Schlansky

VP, Wealth Management Lending Officer

Bank of America

50 Rockefeller Plaza, 4th Flr, NY 10020

NMLS ID: 247463

Cell: 914-263-7901

david.schlansky@bofa.com

Nancy Rilander

Home Lending Officer

Citibank

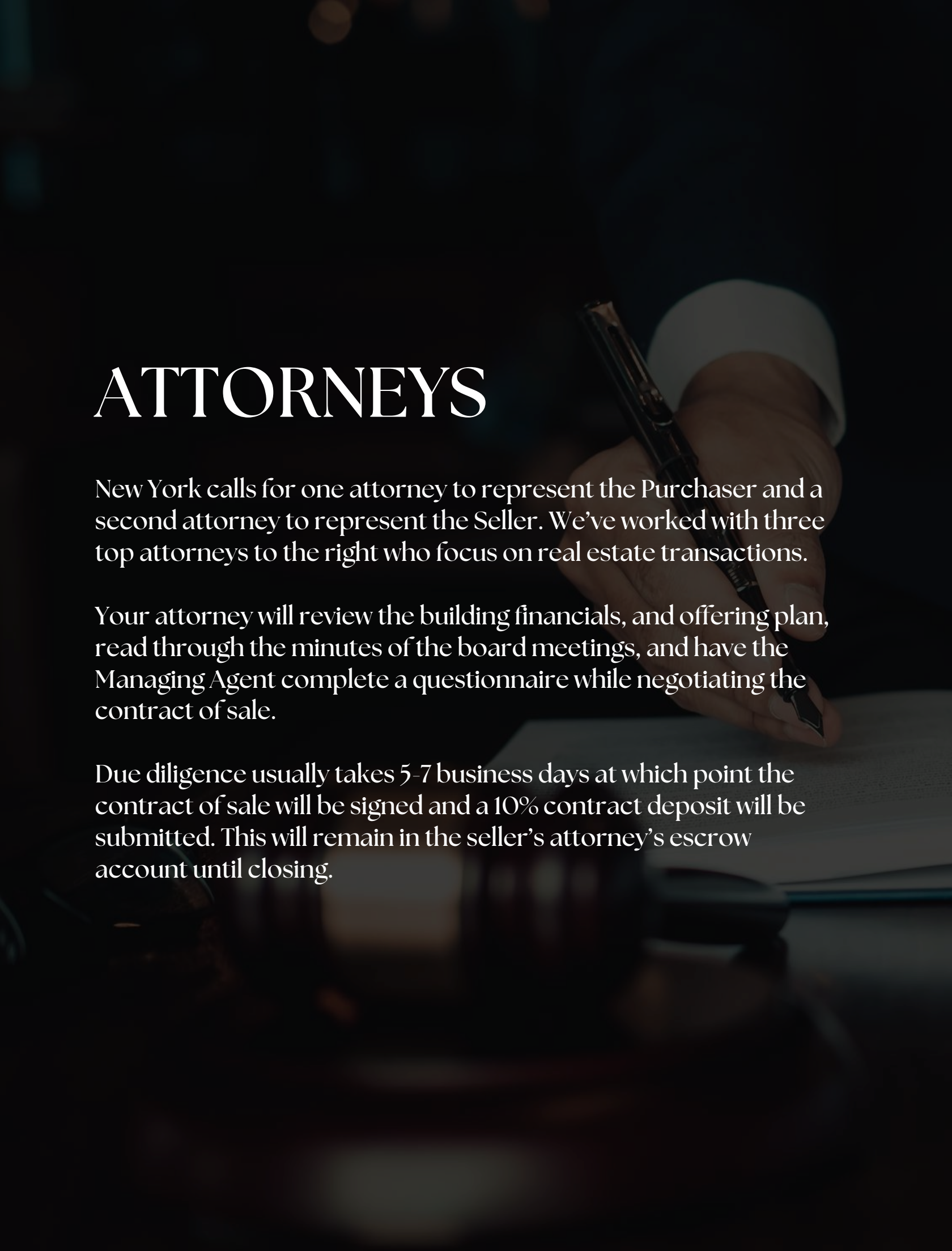
399 Park Avenue, New York, NY 10022

NMLS ID: 624469

Cell: 914-260-3434

nancy.rilander@citi.com

ATTORNEYS

A hand holding a fountain pen over a document, with a pair of glasses resting on the desk in the foreground.

New York calls for one attorney to represent the Purchaser and a second attorney to represent the Seller. We've worked with three top attorneys to the right who focus on real estate transactions.

Your attorney will review the building financials, and offering plan, read through the minutes of the board meetings, and have the Managing Agent complete a questionnaire while negotiating the contract of sale.

Due diligence usually takes 5-7 business days at which point the contract of sale will be signed and a 10% contract deposit will be submitted. This will remain in the seller's attorney's escrow account until closing.

Matthew G. Melnick, Esq.

KGM Law

462 Seventh Avenue, 12th Fl, New York, NY 10018

Tel: 212-390-8866

matt@kgm.law

Alexander Gottlieb, Esq.

Fentin, Goldman, Turk, & Davidoff LLP

270 Madison Avenue, Suite 1500 New York, NY 10016

Direct: 212-381-4591

agottlieb@fentingoldman.com

Jack Harari, Esq.

Weidenbaum & Harari LLP

708 Third Avenue, 19th Fl, New York, NY 10017

Tel: 212-832-7400 Ext. 4120

jack@whfirm.com

REBNY FORM

Cooperatives have more stringent requirements than banks when it comes to obtaining board approval. Upon submitting offers it will be expected that this document is completed truthfully and accurately.

A 'rule of thumb' is you want to make 4x more than your monthly expenditures on mortgage, maintenance, and other debt expenditures (i.e. student loans or car payments). So if your monthly outlay is \$8,000 per month, you'll want to demonstrate \$32,000 per month in income in order to qualify for most cooperatives.

There are no 'hard and fast' rules though on cooperative board qualifications. Some buildings are more stringent than others. Eventually, you'll be substantiating these representations to the penny on your board application with accompanying bank statements.

For condominiums, you will still be expected to submit a REBNY form and later substantiate the assets in your application. But as long as you have your commitment letter from the bank you will be able to purchase the home.

Financial Statement

Applicant: _____ Co-Applicant: _____

Address: _____ Address: _____

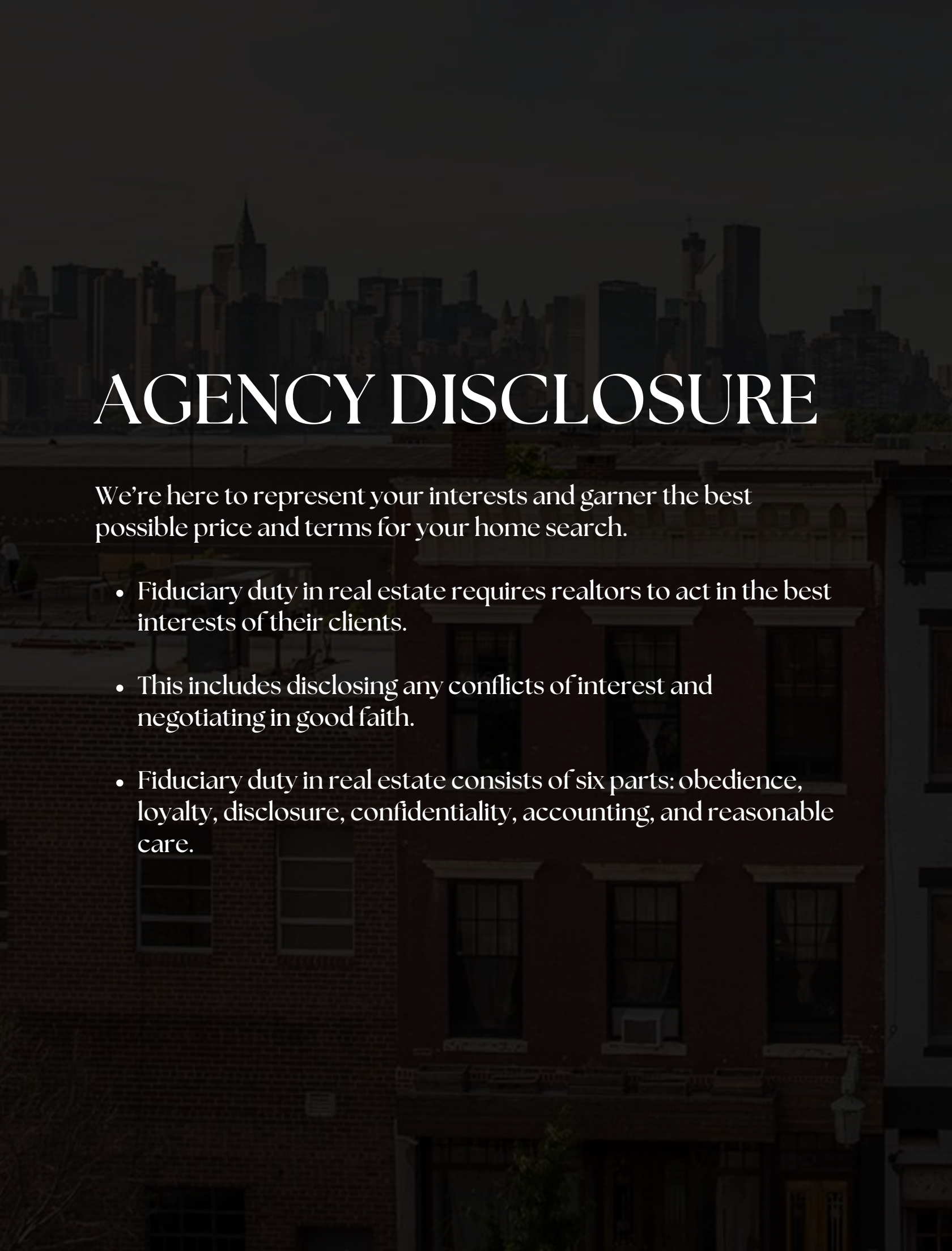
The following is submitted as being a true and accurate statement of the financial condition of the undersigned on the:

_____ day of _____, 20__

ASSETS			LIABILITIES		
	Applicant	Co-Applicant		Applicant	Co-Applicant
Cash in banks (Schedule A)			Notes Payable (Schedule E)		
Money Market Funds			To Banks		
Contract Deposit			To Relatives		
Investments: Stocks and Bonds (Schedule B)			To Others		
Investments in Own Business			Installment Accounts Payable:		
Accounts and Notes Receivable			Automobile		
Real Estate Owned (Schedule C)			Other		
Automobiles:			Other Accounts Payable		
Year			Mortgages Payable on Real Estate (Schedule F)		
Make			Unpaid Real Estate Taxes		
Personal Property and Furniture			Unpaid Income Taxes		
Life Insurance			Chattel Mortgages		
Cash Surrender Value			Loans on Life Insurance Policies (Include Premium Advances)		
Retirement Funds/ IRA			Outstanding Credit Card Debt		
401K			Other Debts (Schedule G)		
KEOGH			TOTAL LIABILITIES	\$0.00	\$0.00
Profit Sharing/ Pension Plan			NET WORTH	\$0.00	\$0.00
Other Assets (Schedule D)					
TOTAL ASSETS	\$0.00	\$0.00			
COMBINED ASSETS		\$0.00	COMBINED LIABILITIES		\$0.00

SOURCES OF INCOME / MONTHLY			PROJECTED EXPENSES / MONTHLY		
	Applicant	Co-Applicant		Applicant	Co-Applicant
Base Salary			Maintenance		
Overtime Wages			Apartment Financing		
Bonus and Commissions			Other Mortgages		
Dividends and Interest Income			Bank Loans		
Real Estate Income (Net)			Auto Loans		
Other Income Including Gifts (Schedule H)			Other:		
TOTAL	\$0.00	\$0.00	TOTAL	\$0.00	\$0.00
			COMBINED TOTAL		\$0.00

GENERAL INFORMATION			CONTINGENT LIABILITIES	
	Applicant	Co-Applicant		
Personal Bank Accounts at			An Endorser or Co-maker on Notes	
Savings and Loan Accounts at			Alimony Payments (Annual)	
Purpose of Loan			Child Support	
			Are you a defendant in any legal action?	
			Are there any unsatisfied judgments?	
			Have you ever taken bankruptcy? Explain:	



AGENCY DISCLOSURE

We're here to represent your interests and garner the best possible price and terms for your home search.

- Fiduciary duty in real estate requires realtors to act in the best interests of their clients.
- This includes disclosing any conflicts of interest and negotiating in good faith.
- Fiduciary duty in real estate consists of six parts: obedience, loyalty, disclosure, confidentiality, accounting, and reasonable care.

The background of the entire page is a dark, low-key photograph of a city street. In the foreground, there are multi-story brick buildings with several windows. Some windows have air conditioning units. Behind the buildings, there are large, leafy trees. The sky is dark, suggesting dusk or dawn. The overall tone is moody and urban.

CLIENT ENGAGEMENT LETTER

Underpinning the Agency Disclosure agreement is our Engagement Letter that rolls on a monthly basis. In order to best act as a fiduciary we want to have a transparent and collaborative process with our clients.

The Engagement Letter also allows us to spoil our clients and turbocharge the experience. Research, dedicated assistant, full team support, printed tour pamphlets, time, refreshments, and cab fare - we generously front-load resources into your search and just ask for loyalty while you search at your own pace. Ultimately, the Seller pays our commission so our services come at zero cost to you as a Purchaser.



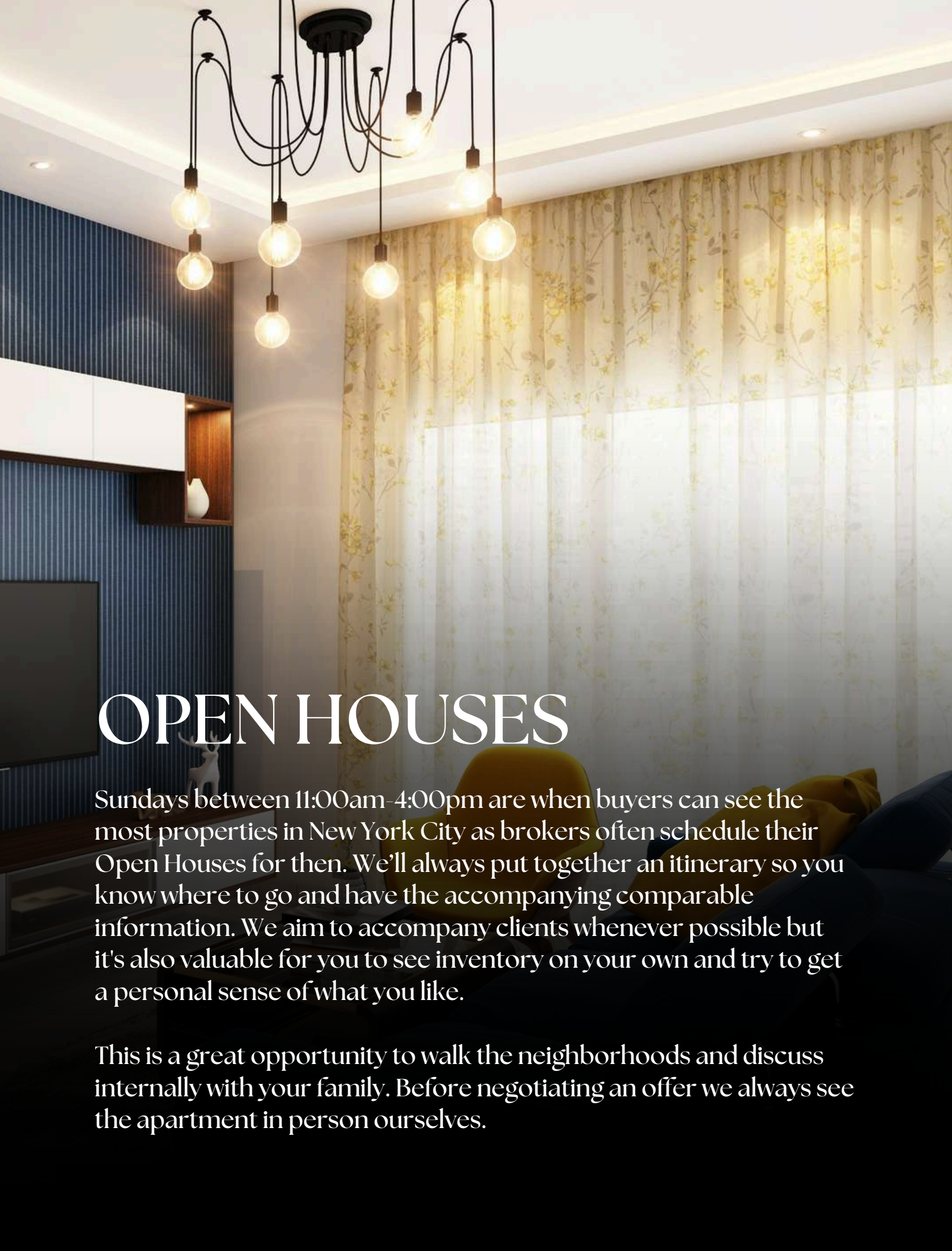
ON TOUR

As you see properties you'd like to tour let me know and we will schedule viewings for you. With each tour, we'll listen to your feedback. We'll also provide you with insights on the apartment, building, renovations, and board process.

With tours, we will provide you with comparable sales so you can understand the historical value within the building. In New York City these values often sway based on floor plan, light, floor level, view, finishes, and location.







OPEN HOUSES

Sundays between 11:00am-4:00pm are when buyers can see the most properties in New York City as brokers often schedule their Open Houses for then. We'll always put together an itinerary so you know where to go and have the accompanying comparable information. We aim to accompany clients whenever possible but it's also valuable for you to see inventory on your own and try to get a personal sense of what you like.

This is a great opportunity to walk the neighborhoods and discuss internally with your family. Before negotiating an offer we always see the apartment in person ourselves.

DUE DILIGENCE

Is co-purchasing allowed? What are the building's reserves? When was the last time Local Law 11 was completed? We proactively seek answers to these questions while submitting offers on apartments as they can impact your application along with the financial health of the building.

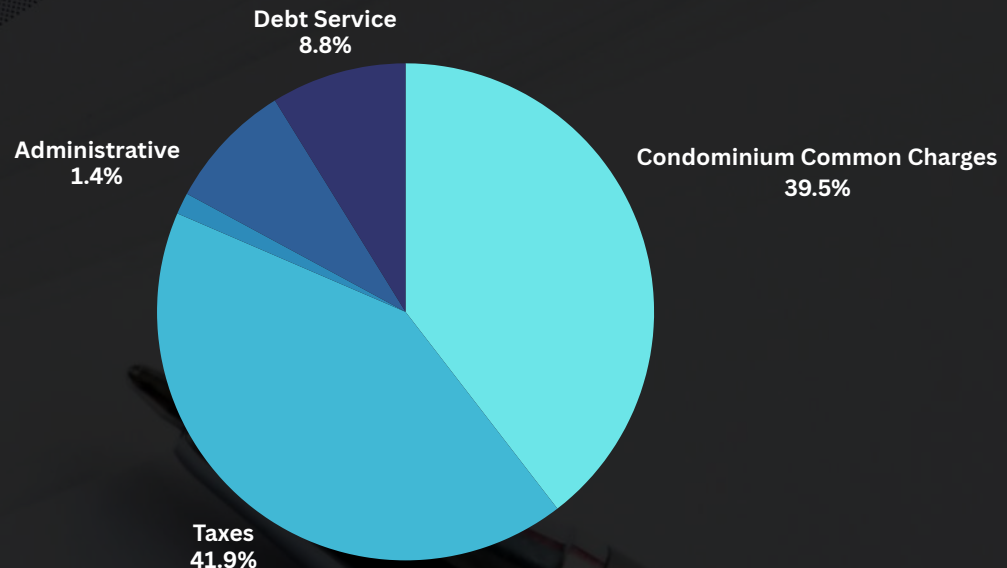
Financials

- The 2022 audited financial statements indicate that the Corporation received \$5,497,495.00 in revenue and had \$5,341,925.00 in expenses before depreciation. This resulted in a surplus of \$155,570.00.
 - Please note that, while not the case for this building, it is common for buildings to operate at a minor deficit as the building's revenue is meant to cover expenses and not generate a profit.
- The 2021 audited financial statements indicate that the Corporation received \$5,423,055.00 in revenue and had \$5,212,507.00 in expenses before depreciation. This resulted in a surplus of \$210,548.00.
- Approximately 91% of the building's expenses are fixed costs relating to payroll, utilities (including water) mortgage interest and real estate taxes.
- The Managing Agent for the Corporation has advised that they currently have approximately \$1,713,197.76 in Reserve.
- The Managing Agent has advised that the monthly maintenance for the Unit is \$1,552.26.
- The Managing Agent has advised that the maintenance last increased by 3.86% in 2022.
 - There was an increase of 2.95% in 2022.
 - There was an increase of 3.87% in 2021.
 - There was an increase of 3.7% in 2020.
 - There was an increase of 7.5% in 2019.
- The Corporation does not charge a flip tax.
- Mortgage Payable.
 - The Corporation has a mortgage in the amount of \$10,500,000.00 at an interest rate of 3.34%. Payments are interest only. Mortgage matures January 1, 2030.
 - The Corporation has a line of credit in the amount of \$500,000.00 at an interest rate per annum equal to the Prime Rate. As of December 31, 2022, the Corporation had not drawn down on this loan.
- Litigation. The Managing Agent has advised that there is no pending litigation against the Corporation. Any pending litigation may affect a lender's ability to provide a loan.
- Arrears. There are five (5) unit owners in arrears on payment of the maintenance. The arrears of approximately \$16,500 are a result of a unit that is in probate. The Unit is currently in contract for sale, and the arrears will be collected at closing of the Unit.

400 EAST 85TH STREET REALTY CORP.

BALANCE SHEETS

December 31,	2019	2018
Assets		
Current Assets:		
Cash and cash equivalents	\$ 76,149	\$ 184,448
Tax escrow account (Note 3)	458,070	457,969
Receivables (Note 4)	100,457	168,140
Prepaid expenses (Note 5)	<u>104,038</u>	<u>108,941</u>
Total Current Assets	<u>738,714</u>	<u>919,498</u>
Reserve fund (Notes 2 and 6)	<u>1,586,882</u>	<u>1,050,246</u>
Property and Improvements: (Notes 2 and 7)		
Land	2,869,700	2,869,700
Building	10,626,660	10,626,660
Building improvements	<u>14,113,421</u>	<u>13,533,948</u>
Total	27,609,781	27,030,308
Less: accumulated depreciation	<u>17,490,634</u>	<u>16,823,813</u>
Net Property and Improvements	<u>10,119,147</u>	<u>10,206,495</u>
Other Assets:		
Cash - security deposits	253,290	249,646
Commercial rent receivable (Notes 2 and 9)	2,387,808	2,415,821
Deferred commercial lease commissions (Note 2)	121,292	175,532
Utility deposit	<u>90</u>	<u>-</u>
Total Other Assets	<u>2,762,480</u>	<u>2,840,999</u>
Total Assets	<u>\$ 15,207,223</u>	<u>\$ 15,017,238</u>





ACCEPTED OFFER

Accepted offers in New York City are not binding. I always request that the seller's broker does not hold another Open House while due diligence is conducted but it's likely they'll continue to show the property until contracts are executed. It's vital to work with a real estate attorney who is immersed in New York City real estate so the due diligence is completed quickly and with attention to detail. Similarly, we will continue to present new options to you until the contract is signed.



ENGINEERING REPORT

Between accepted offer and entering contract, it's recommended to obtain an engineering inspection on the premises. This is especially the case for multi-family apartment buildings or single-family homes. But even for condominiums and cooperatives, it's important for an engineer to inspect the premises and identify potential issues.

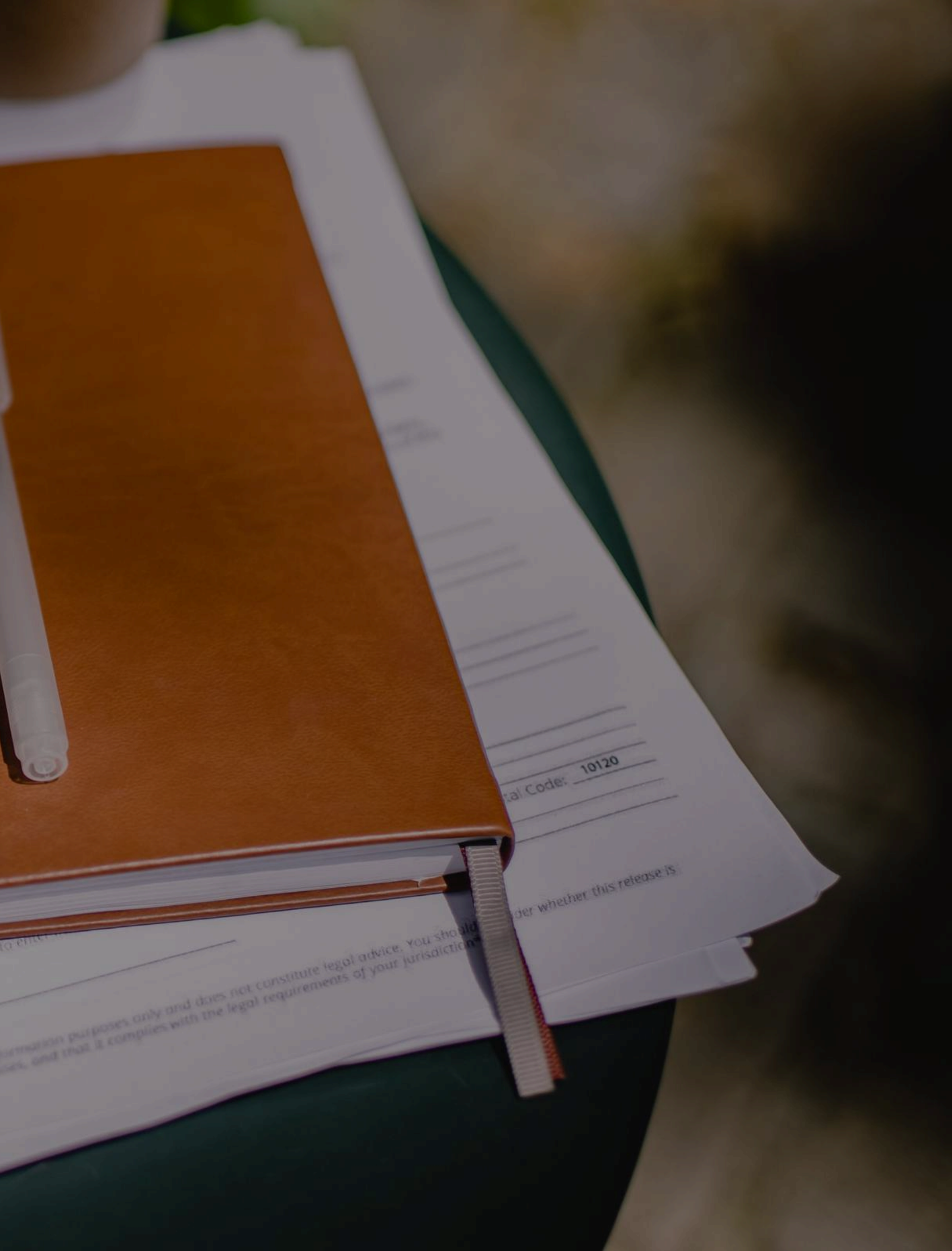
In some cases, it's possible for the purchaser to obtain credits towards needed repairs. In others, it will spark the repair of appliances or HVAC systems that otherwise would not have been remedied prior to closing. But at a minimum, it will serve as a benchmark for repairs to anticipate and issues to monitor in the future.

For repair requests prior to entering contract, it's crucial to submit the results of an engineering inspection. Usually, a contract calls for appliances to be in 'working order' so this allows the Seller to get ahead of any needed repairs prior to closing.

IN CONTRACT

We facilitate your board package when it's required. You'll receive directions on where to obtain reference letters and how they should be written. How to display your financials so they're easily digestible by those reviewing them. The importance of a strong Cover Letter to introduce yourself to The Board. And we'll be at the office for hours into the night printing, fling, and neatly organizing 5-8 binders with hundreds of pages in each one. In many cases, board packages are submitted online which makes the process easier.

We help you garner financing when you need it. We'll personally meet with the seller's agent and the appraiser so comparables that were used to determine the pricing of the apartment are presented favorably.



Postal Code: 10120

Information purposes only and does not constitute legal advice. You should consider whether this release is

BOARD INTERVIEW (COOPERATIVES)

We prepare you for your board interview by providing you with typical questions you can expect to receive and how best to respond. After spending hours with your personal documents we also anticipate an additional question or two that may cater to your specific situation.

COMMONLY ASKED QUESTIONS

1. How much did you earn last year? The year before?
2. How long have you been employed in your profession?
3. Do you entertain a lot at home?
4. What do you see as the market and future growth of your profession?
5. Do you realize you need to cover your flooring with 80% carpet?
6. Do you realize that you need to use licensed, insured contractors to do the work? Do you know what the process is for doing renovations?

TIPS

- Receiving an invite is a good sign. An interview is the board's opportunity to meet you and discuss your application in greater detail. The interview style can range from an informal gathering to having board members lined up at a table with you in the hot seat.
- Dress appropriately and be prompt. Think of a board interview like a job interview.
- Know your application. Without even having to look, you should be able to quickly and accurately answer any questions regarding your application.
- Do not try to sell yourself. Unlike a job interview, only answer questions asked and let the board members take the lead.
- Do not ask questions that can come off as negative to the board. Questions like "Do you have any plans to renovate the lobby?" could potentially offend a member who was in charge of the last renovation. If you have any questions or concerns like this, ask your real estate agent or attorney.
- Couples should decide ahead of time who will answer what type of questions. For example, you may agree to answer only financial questions and your partner will respond to all others. Avoid discussing your responses in front of the board.
- Do not expect an immediate answer. Most boards take a day or two to come to a consensus. Your real estate agent and your attorney will confirm if you have been approved.



FINAL WALKTHROUGH

We aim to ensure consistency from contract signing to closing by recording and sharing a video from the last day we were in the apartment. If repairs needed to happen we're testing them to ensure solid craftsmanship. Other items we're checking include:

1. Plug into each outlet and check that it's functioning.
2. Turn on all the lights to ensure all light fixtures work.
3. Test all appliances to ensure they're functioning.
4. Turn the thermostat down to ensure that the air conditioning works. Turn up the thermostat to check on the heat.
5. Evaluate the floor for new scratches and cracks.
6. Check the paint job to ensure that it is complete.
7. Check all faucets (hot and cold). Look under the sink for leaks while the water is running.
8. Check all shower heads and make sure the water drains in the shower and/or tub.
9. Flush all toilets and ensure no leaks or water that continues to run.
10. Ensure the windows stay open and do not fall.
11. Open and close all doors and ensure that the locks work.

CLOSING COST ANALYSIS

A good rule of thumb for buyers is to be prepared to spend 2-5% of the purchase price in closing costs, and expect the percentage to be on the higher end for condos, townhouses, homes over \$1 million, and new developments.

Cooperatives benefit from lower closing costs because they do not incur the Mortgage Recording Tax. Additionally, you tend to save money by not having to purchase title insurance. This is because cooperative shares are not treated as 'real' property as is the case with condominiums and townhouses.

CO-OPS

FEE

Attorney

Your Attorney
Lien Search Fee

ESTIMATED COST

Consult your attorney ~\$2,500 - \$5,000+
~\$350

Bank

Points
Bank Application, Credit Check, etc.
Bank Attorney
Mortgage Recording Tax
UCC 1 Filing
Appraisal

~0 - 3% of the loan value
\$400 - \$600
\$900 - \$1,500
~0 - 3% of the loan value
\$125
~\$300 - \$1,500

Building

Board Package Processing Fees
Credit Check Fee
Move-in Fee
Move-in Deposit
Maintenance Adjustment
Recognition Agreement Fee
Miscellaneous Co-op Charges

\$500 - \$2,000
\$100 - \$300 per buyer
\$250 - \$500
\$500 - \$1,000 (refundable)
Pro-rated for the month of closing
\$200 - \$300
Varies by building. Consult the co-op's transfer agent
& board package

Government

Transfer Tax Filing Fee
Mansion Tax

\$100
\$1M to < \$2M: 1.00%
\$2M to < \$3M: 1.25%
\$3M to < \$5M: 1.50%
\$5M to < \$10M: 2.25%
\$10M to < \$15M: 3.25%
\$15M to < \$20M: 3.50%
\$20M to < \$25M: 3.75%
\$25M or more: 3.90%

CONDOMINIUMS

FEE	ESTIMATED COST
Attorney	
Your Attorney	Consult your attorney ~\$2,500 - \$5,000+
Bank	
Points	~0 - 3% of the loan value
Bank Application, Credit Check, etc.	\$400 - \$600
Bank Attorney	\$900 - \$1,500
Appraisal	\$300 - \$1,500
Tax Escrow	~ 2 - 6 months of property taxes
Mortgage Recording Tax	1.8% of mortgage amount < \$500,000 1.925% of mortgage amount > \$500,000+
Mortgage Origination Fee	~0 - 3% of loan amount
Building	
Board Package Processing Fees	\$500 - \$2,000
Move-in Fee	\$250 - \$1,000
Move-in Deposit	\$500 - \$1,500 (refundable)
Common Charges Adjustment	Pro-rated during the month of closing
Condo Credit Check	\$300 - \$500 per buyer
New Development	
Residential NYC Transfer Tax*	1% < \$500,000 1.425% < \$500,000+
Progressive NY State Transfer Tax*	0.4% for Residential transactions < \$3M 0.65% for Residential transactions > \$3M
Government & Title	
Recording Fees	~\$250
Title Insurance	Title Insurance ~0.45% of purchase price
Municipal Searches	Municipal Searches \$350 - \$500
Real Estate Tax Adjustment	Pro-rated amount depends on when the tax is collected
Mansion Tax	\$1M to < \$2M: 1.00% \$2M to < \$3M: 1.25% \$3M to < \$5M: 1.50% \$5M to < \$10M: 2.25% \$10M to < \$15M: 3.25% \$15M to < \$20M: 3.50% \$20M to < \$25M: 3.75% \$25M or more: 3.90%
Residential Deed Transfers Title	\$75
Fee Closer	\$100 - \$500
Lenders Policy Title Insurance	Rates may vary

TOWNHOUSES & MULTI FAMILY HOMES

FEE

Attorney

Your Attorney

Bank

Points

Bank Loan Application Fees

Bank Attorney

Appraisal

Tax Escrow

Lenders Policy Title Insurance

Mortgage Origination Fee

Mortgage Recording Tax

Government

Recording Fees

Municipal Search

Miscellaneous Title Fees

Real Estate Tax Adjustment

Mansion Tax

ESTIMATED COST

Consult your attorney ~\$2,500 - \$5,000+

~0 - 3% of the loan value

\$400 - \$600

\$900 - \$1,500

~\$300 - \$1,500

~2 - 6 months of property taxes

Rates may vary

~0 - 3% of loan value

1.8% of mortgage amount < \$500,000

1.925% of mortgage amount > \$500,000+

~\$250

0.4% of purchase price

\$100

\$125

\$1M to < \$2M: 1.00%

\$2M to < \$3M: 1.25%

\$3M to < \$5M: 1.50%

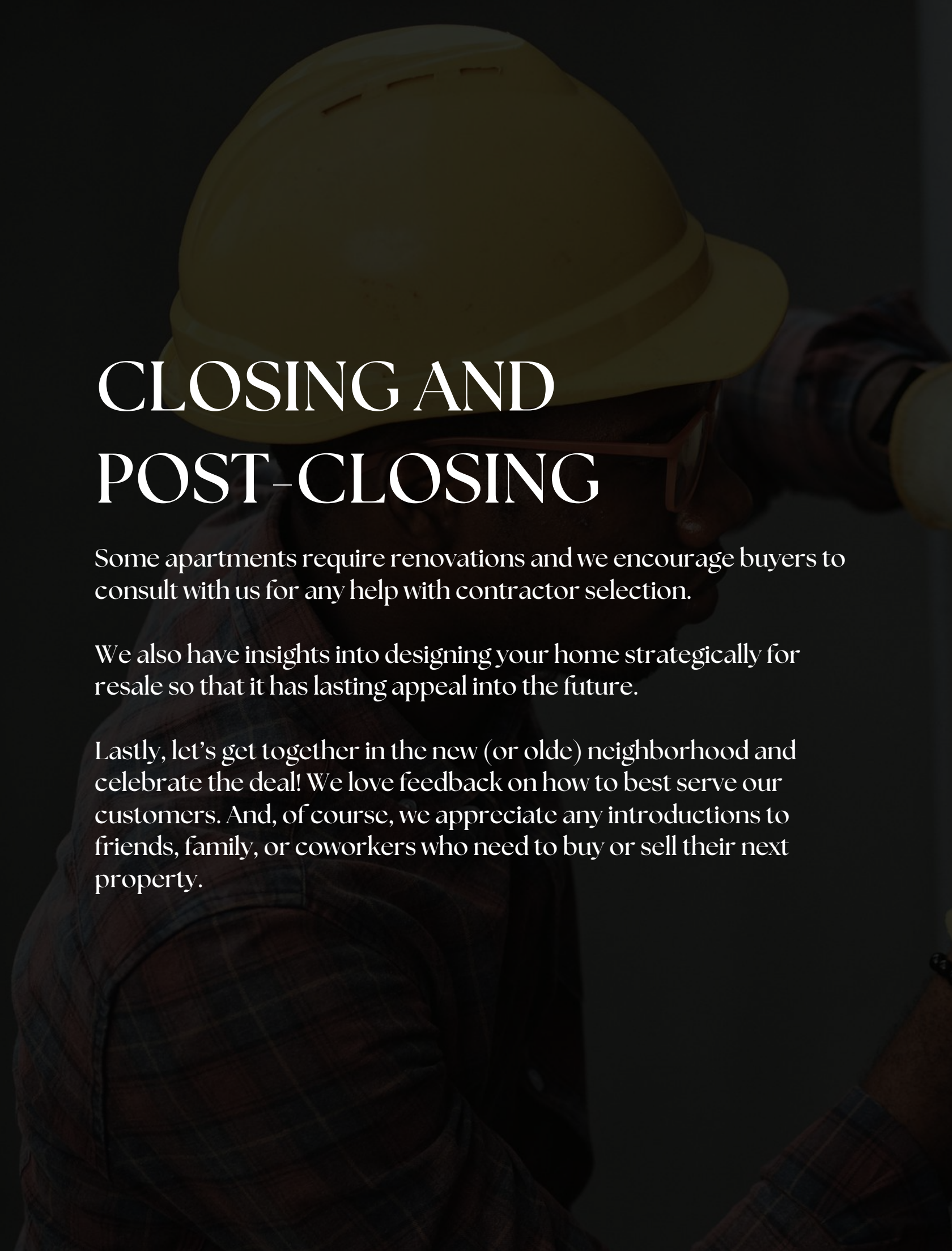
\$5M to < \$10M: 2.25%

\$10M to < \$15M: 3.25%

\$15M to < \$20M: 3.50%

\$20M to < \$25M: 3.75%

\$25M or more: 3.90%



CLOSING AND POST-CLOSING

Some apartments require renovations and we encourage buyers to consult with us for any help with contractor selection.

We also have insights into designing your home strategically for resale so that it has lasting appeal into the future.

Lastly, let's get together in the new (or olde) neighborhood and celebrate the deal! We love feedback on how to best serve our customers. And, of course, we appreciate any introductions to friends, family, or coworkers who need to buy or sell their next property.

A dark, moody background image showing a gloved hand using a screwdriver to work on an electrical outlet. The scene is dimly lit, with the primary light source highlighting the hand and the tool. The overall tone is professional and industrial.

CONTRACTORS

Lior Noy | MyHome

347-992-1414

lnoy@myhomeus.com

Edmund Lewis Limited

346 West 121st Street, NY 10027

212-655-9999

www.edmundlewis.com

Fabian Jabro | Standard Architects

43-10 11th Street, 2nd Floor

718-486-0301

fabianj@standarc.com

Google

Reviews ★★★★★

“

Sharon Mei | McKinsey & Company | UWS Buyer

From the first time we met Corey, it was clear that he is committed to his clients and willing to go above and beyond on our behalf. We started looking at properties during December of 2020 (peak of Covid) and Corey helped us navigate, view, and evaluate 25+ apartments across the Upper East and West Side in Manhattan, arming us with thorough research and expertise at every apartment. After we had an accepted offer, he strategically supported us through the co-op application and closing processes effectively. We're so happy with our new home and couldn't have done it without Corey. Highly recommend and will be referring our friends to him!

”

An aerial, high-angle photograph of a dense urban skyline, likely New York City, featuring numerous skyscrapers and a river. The image is dark and serves as a background for the text.

“

Joel Feinberg | Major League Baseball | Downtown Buyer

Corey and his team were a first-class experience throughout the home-buying process. From the start, Corey was incredibly knowledgeable about the NYC market and neighborhoods and helped me to identify where I wanted to live and what I could afford.

He was patient as I learned about the home buying process, was helpful in negotiations and after entering into a contract kept me informed and was on top of everything with my Co-op application & interview, and then up until and through the closing.

I would highly recommend Corey & The Roebling Group if you're considering a home in New York City. They were fantastic to work with!

”



“

Andrew Lutfig | Real Estate Attorney

Corey is a great real estate broker! I've recently had the pleasure of working with Corey and he has proven himself to be a broker that truly cares about his clients. As a NYC real estate attorney, it's always great to work with brokers that take a proactive approach to every day, maintain a high level of communication, and are detail-oriented. Corey certainly fits that mold.

”

“

Anne and Ronald Abramson | The Tower Companies | UES Buyer

I want to say that Corey's help in buying a co-op was extraordinary. In the face of difficulties, he plowed through and made it happen.

”

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