

CLOSING COSTS FOR SELLERS

MASSACHUSETTS

1. Balance of outstanding loans on property
2. Attorney's legal fee for preparation of deed
3. Recording fee for discharge of seller's mortgage
4. Real Estate transfer stamps (\$4.56 per thousand dollars in sale price)
5. Real Estate commission
6. Cost of smoke detectors (if needed)
7. Fire Department inspection fee for Certificate of Compliance of smoke detectors
8. Real Estate tax adjustment (to date of conveyance)
9. Title V Certificate (applies to private septic systems)
10. Preparation of 6D Certificate (applies to condominiums)

It is the responsibility of the Seller to have a deed prepared, signed and available at conveyance. This deed is typically prepared by the Seller's attorney.

Note for properties with oil or propane tanks, it is customary for buyers to reimburse sellers for the cost of fuel in the tank at closing. Contact your supplier prior to closing for a written estimate of fuel value.

Closing costs can vary by property type, town and situation. Your attorney can provide a complete list of expenses.

