

**RICHARDS & RICHARDS, L.L.P. will provide you with a FREE Estimate of closing costs. To receive this Free Estimate, email or call Jennifer Rea Abel, Esquire [724-940-4340 or [jra@r-rlawfirm.com](mailto:jra@r-rlawfirm.com)] with the following information....**

Property Address:  
Parcel ID:  
Estimated Sales Price:  
Closing Date:

**ESTIMATED CLOSING COSTS FOR SELLER:**

**Transfer Stamps**      1% State, 1.0 to 3.0% Depending on the Municipality = 1.0%-4.0% of Sales Price      \_\_\_\_\_  
Total is typically split with Buyer.

**No Lien Letters and Tax Certifications** (We pay the Municipalities up front, you reimburse us at closing)      \_\_\_\_\_

**Preparation of Deed**      \_\_\_\_\_

**Settlement Fee**      \_\_\_\_\_

**Notary Fee**      \_\_\_\_\_

**Attorneys Fees**      \_\_\_\_\_

**Proration of Taxes**      Buyer is responsible to reimburse the Seller for taxes already paid by the Seller for a tax period extending past the closing date. Seller is responsible to reimburse the Buyer for taxes not yet due that cover a tax period that began prior to the closing date. The tax period is determined by the fiscal year of the taxing body.      \_\_\_\_\_  
EXAMPLE: - Closing on June 15, 2008.  
You will be reimbursing Seller for the taxes they already paid as follows:  
Allegheny County:      06/15/08 thru 12/31/08  
Township:      06/15/08 thru 12/31/08  
School District      06/15/08 thru 06/31/08 OR 06/15/08 thru 12/31/08 depending on township requirements.

**Commission** — (If you use a realtor — probably 3-3.5%)      \_\_\_\_\_

**Commission** — (If Buyer uses a realtor -- probably 3-3.5%)      \_\_\_\_\_

**Payoff of any Mortgages/outstanding Taxes, Liens, etc....**      \_\_\_\_\_

**ITEMS HIGHLIGHTED ARE Richards & Richards, L.L.P.'s FEES**