



222 Bloomingdale Road  
White Plains, NY 10605  
(914) 250-2400 • Fax: (914) 422-1550

5 Brewster Street  
Glen Cove, New York 11542  
(516) 352-1228 • Fax: (516) 634-1022

WWW.BENCHMARKTA.COM

## MORTGAGE TAX: (LOAN AMOUNT)

*As of November 1, 2007*

### WESTCHESTER (EXCEPT YONKERS)

#### RESIDENTIAL

1.30%

The borrower pays 1.05% minus \$30.00 if the property is 1-2 Family and the loan is \$10,000 or more.\* The lender pays .25%.

#### COMMERCIAL

1.30%

The borrower pays the entire amount

### YONKERS

#### RESIDENTIAL

1.80%

The borrower pays 1.55% minus \$30.00 if the property is 1-2 Family and the loan is \$10,000 or more.\* The lender pays .25%.

#### COMMERCIAL

1.80%

The borrower pays the entire amount

### ORANGE, PUTNAM, NASSAU AND SUFFOLK

#### RESIDENTIAL

1.05%

The borrower pays .80% minus \$30.00 if the property is 1-2 Family and the loan is \$10,000 or more.\* The lender pays .25%.

#### COMMERCIAL

1.05%

The borrower pays the entire amount

### ROCKLAND & DUTCHESS

#### RESIDENTIAL

1.30%

The borrower pays 1.05% minus \$30.00 if the property is 1-2 Family and the loan is \$10,000 or more.\* The lender pays .25%.

#### COMMERCIAL

1.30%

The borrower pays the entire amount

### NYC

#### RESIDENTIAL

\$499,999.99 and less: 2.05%\*

The borrower pays 1.80% minus \$30.00 if the property is 1-2 Family and the loan is \$10,000 or more.\*\* The lender pays .25%.

\$500,000.00 and more: 2.175%

The borrower pays 1.925% minus \$30.00 if the property is 1-2 Family  
The lender pays .25%.

#### COMMERCIAL\*\*

\$499,999.99 and less: 2.05%

The borrower pays the entire amount.

\$500,000.00 and more: 2.80%

The borrower pays the entire amount.

\* Residential properties are defined as 1-3 family dwellings for this section of the law.

\*\* For mortgages less than \$10,000: the mortgage tax is .30% less than the regular applicable rate. A .25% exemption is permitted pursuant to Sec. 253 of the Tax Law for transactions involving 1-6 family dwelling where the lender is a natural person. This exemption does not apply to vacant land.

All mortgages made within a 12 month period are presumed to be related transactions and are therefore aggregated for purposes of determining the mortgage tax rate.