

### **Common expenses when selling your property.**

- 1)** An attorney for representation and to prepare the Purchase and Sale. Cost varies..\$600 and up.
- 2)** If you have a **Private Sewer System** (septic, cesspool, etc.) You will need to contact a Title 5 inspector to certify the system is in working order. The system is generally pumped after inspection. Cost varies from \$400 and up.
- 3)** A smoke certificate is needed. Cost is \$5 to \$30 depending in which town you live.
- 4)** At closing, Massachusetts has a \$4.56 tax per thousand of the sale price. This will be taken from the proceeds at closing and not due beforehand.