

Estimated Closing Cost for Sellers or Buyers

Property Address _____ Estimated Close Date _____
 Seller _____ Buyer _____

 _____ Sale Price
 _____ Down Payment
 _____ Loan Amount
 _____ Interest Rate
 _____ Years
 _____ Monthly P&I (including financed PMI/MIP)
 _____ Monthly Taxes
 _____ Monthly Insurance
 _____ Monthly Mortgage Insurance: FHA/Conv.
 _____ Monthly (other)
 _____ ESTIMATED MONTHLY PAYMENT

CONTRACT: Cash Conv. FHA VA Equity Other _____

SELLER	ESTIMATED CLOSING COSTS & EXPENSES	BUYER
_____	Appraisal: Conv. FHA VA	_____
_____	Brokerage Fee	_____
_____	Closing Attorney Fee	_____
_____	Pro Rata Fees (association, etc.)	_____
_____	Credit Report	_____
_____	Discount Points	_____
_____	Document Preparation (deed/mortgage, etc.)	_____
_____	Dues (pro rata)	_____
_____	Final Inspection/Lender's Re-inspection	_____
_____	Home Inspection	_____
_____	Home Warranty Premium	_____
_____	Loan Origination Fee	_____
_____	Pro Rata Property Taxes (munic., by formal, other)	_____
_____	Recording Fee (deed)	_____
_____	Recording Fee (mortgage)	_____
_____	Septic Tank Inspection	_____
_____	Survey	_____
_____	Wood Infestation Report	_____
_____	Owner/Mortgage/Title Insurance	_____
_____	Title Examination	_____
_____	Miscellaneous Fees	_____
_____	Amortization Schedule _____	
_____	Flood Certification _____	
_____	Lender's Misc. _____	
_____	Tax Service _____	
_____	Transfer _____	
_____	Other _____	_____
_____	Other _____	_____
_____	Other _____	_____

SELLER	ESTIMATED PRE-PAID ITEMS	BUYER
_____	Flood Insurance (1 year + 3 months, if applicable)	_____

_____	Homeowner's Hazard Insurance (1 yr. + 3 months)	_____
_____	Pre-paid Interest	_____
_____	Private Mortgage Insurance / MIP (FHA)	_____
_____	Taxes in Escrow	_____
_____	Pre Diem Interest	_____
_____	Other _____	_____

SELLER'S ESTIMATED NET PROCEEDS

_____	Sales Price	
_____	Less Mortgage Payoff(s) Including Interest	
_____	Less Second Mortgage Payoff	
_____	Less Closing Costs & Expenses	
_____	Less Pre-paid Items (if any)	
_____	SELLER'S ESTIMATED NET	

BUYER'S CAS REQUIREMENTS

	Down Payment	_____
	Closing Costs & Expenses	_____
	Pre-paid Items	_____
	Less Earnest Money Deposit	_____
	ESTIMATED AMOUNT DUE AT CLOSING	_____

The undersigned Seller(s) and Buyer(s) understand and agree that the above-mentioned items estimated by the sales associate are based upon general estimated lender information and that certain items may vary according to different lenders, service vendors, money market conditions at the time of closing, and other unpredictable circumstances. The Seller(s) and Buyer(s) shall not hold the representative, the real estate company(ies), or the sales associate(s) responsible for these estimated items.

Date

Date

Seller

Buyer

Seller

Buyer

Witness

Witness

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