

Seller Closing Cost Estimate

9/7/2008

Property	2441 Perkiomen Ave	Settlement Date	12/31/2008
Seller	Fedele & Lousie Paradiso	Township/Boro	Mt Penn Boro Berks

Sale Price	\$475,000.00	Gross Equity	\$475,000.00
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CHARGES PAID BY SELLER

Real Estate Transfer Tax (1%)	4,750.00
Real Estate Brokerage Commission (6%)	28,500.00
1.5% Transfer Tax	7,125.00
TOTAL CHARGES TO SELLER	\$(40,375.00)

CREDITS TO SELLER

(For items previously paid by Seller for time periods after Settlement)

Real Estate Taxes - County (1/1/2009 to 06/30/2009)	506.34
Real Estate Taxes - Township/Boro (1/1/2009 to 06/30/2009)	540.25
Real Estate Taxes - School (1/1/2009 to 3/31/2009)	1,241.26
TOTAL CREDITS TO SELLER	\$2,287.85

SETTLEMENT SUMMARY

Sale Price	475,000.00
Mortgage Payoff	(0.00)
Charges to Seller	(40,375.00)
Credits to Seller	2,287.85
NET PROCEEDS TO SELLER	\$436,912.85

The above figures are estimated settlement costs only. These will be adjusted as of the date of final settlement, if necessary. I (we) acknowledge receipt of a copy of this information.

Seller _____

Seller _____

Date _____

Date _____

Joseph Leone
Keller Williams Realty Group

610-792-5900

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