

ESTIMATE OF NET TO SELLER



2011 Printing

Seller: _____ Date Prepared: _____

Address: _____ Projected Closing Date: _____

County: _____ Month Tax Bill Paid: _____

1. Sales Price \$ _____

Present Loan Pay-Off Expenses:

- 2. 1st mortgage principal balance after last payment \$ _____
- 3. Failure to notify bank penalty + \$ _____
- 4. Pre-payment penalty + \$ _____
- 5. Accrued Interest (Principal Balance \$ _____ x Rate _____ %
÷ 360 (365 VA/FHA) X # of days to closing _____) (1st Mortgage) + \$ _____
- 6. 2nd mortgage/home equity loan principal balance
after last payment + \$ _____
- 7. Accrued Interest (Principal Balance \$ _____ x Rate _____ %
÷ 360 (365 VA/FHA) X # of days to closing _____) (2nd Mortgage) + \$ _____
- 8. **Subtotal Present Loan Pay-Off Expenses (Add 2 through 7)** **- \$ _____**

Costs of Sale: (by ¶ of the contract or form number)

- 9. Seller's Contributions at Closing (¶ 5) \$ _____
- 10. Unpaid Property Taxes (Annual taxes \$ _____
÷ 365 X # of days from January 1 to closing _____) (¶ 5) + \$ _____
- 11. Special Assessments (i.e. Association Fees) (¶ 5) + \$ _____
- 12. Survey (¶ 5) + \$ _____
- 13. Home Inspection Repairs/Clean-Up (Form F129) + \$ _____
- 14. Real Estate Brokerage Fee (¶ 14) + \$ _____
- 15. Document Preparation Fees (FHA/VA) (Form F63/F65) + \$ _____
- 16. Other _____ + \$ _____
- 17. **Subtotal Costs of Sale (Add 9 through 16)** **- \$ _____**

Credits:

- 18. Pre-Paid Property Taxes (Annual taxes \$ _____
÷ 365 X # of days from closing to December 31, _____) (¶ 5) + \$ _____
- 19. Escrow Refund of Taxes & Insurance (Usually received
30 days after closing) + \$ _____
- 20. Other _____ + \$ _____
- 21. **Subtotal Credits (Add 18 through 20)** **+ \$ _____**
- 22. **ESTIMATE OF NET TO SELLER (LINE 1 – 8 – 17 + 21)** **\$ _____**

The above information is based on data available as of this date. Additional monthly payments and accrued interest may reduce the loan payoff. Fees such as warehouse fees, tax service, lender inspection, photos, document preparation, handling fees, courier fees, etc. may also appear on the closing statement. No representation is made as to the accuracy or completeness of this form. This is an estimate only.