



SELLER ESTIMATED NET SHEET

Prepared for: _____ (“Seller”)

Property Address: _____

THE FOLLOWING ARE TYPICAL EXPENSES WHICH A SELLER IS OBLIGATED TO PAY OR IS REQUIRED BY OPERATION OF LAW, AND ALSO INCLUDES ITEMS WHICH MAY BE NEGOTIATED BY CONTRACT AND PRE-MARKETING EXPENSES. **SELLER ACKNOWLEDGES AND UNDERSTANDS THAT EACH ESTIMATE HEREON IS AN APPROXIMATION ONLY. SELLER SHOULD VERIFY THE ACCURACY OF THE CALCULATIONS.**

	SALES PRICE	\$	\$	\$
MORTGAGES/LIENS				
1 st Mortgage Payoff (estimated)				
2 nd Mortgage Payoff (estimated)				
Home Equity Loan				
HOA Assessment(s)				
Pre-Payment Penalty on Loans				
Loans on Equipment for Home				
Other Lien:				
Other Lien:				
CLOSING COSTS				
Attorney Fee/Document Preparation				
Brokerage Fee: % or \$				
Closing Expenses Paid for Buyer				
Express Fees				
Home Warranty				
Miscellaneous (fax, copies, etc.)				
Pro-Rated HOA Dues				
Pro-Rated Taxes				
Recording Fees (estimate)				
Repairs from Home Inspection				
Revenue Stamps (\$2.00 per \$1,000)				
Survey				
VA Required Fees				
Other:				
Other:				
Other:				
Pre-Marketing Inspections				
Appraisal				
Home Inspection				
Pest Inspection				
Radon Inspection				
Well & Septic Inspection Fee				
Other:				
Other:				
TOTAL ESTIMATED SELLER COSTS				
	\$		\$	\$
ESTIMATED NET PROCEEDS TO/FROM SELLER				
	\$		\$	\$

THE NORTH CAROLINA ASSOCIATION OF REALTORS[®], INC. MAKES NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION OF THIS FORM IN ANY SPECIFIC TRANSACTION.

Seller Signature	Date
Seller Signature	Date

Seller Signature	Date
Agent Signature:	Date

