



Net Cash Due Seller

Property Address \_\_\_\_\_ 1234 Example Street \_\_\_\_\_

Sales Price \$ \_\_\_\_\_ \$200,000 \_\_\_\_\_

Tax Proration (summer tax / 12) x (# of months to July 1) + (winter tax / 12) x (# of months to Dec. 1)

**Total Gross Due Seller =** \$ \_\_\_\_\_

Title Insurance Policy \$ \_\_\_\_\_ \$1,110 (See Title Rate Sheet)

State Transfer Tax \$ \_\_\_\_\_ \$1,500 (Sales Price x .0075)

County Transfer Tax \$ \_\_\_\_\_ \$220 (Sales Price x .0011)

Mortgage Concessions \$ \_\_\_\_\_

Compliance Fee \$ \_\_\_\_\_ (\$0 or \$295 or \$395 or \$495) You **MUST** be consistent

Home Warranty \$ \_\_\_\_\_ \$425 (Average)

Water Escrow \$ \_\_\_\_\_ \$300 (Average)

Occupancy Escrow \$ \_\_\_\_\_

Repair Escrow \$ \_\_\_\_\_

Marketing Fee \_\_\_\_\_ % \$ \_\_\_\_\_

1<sup>st</sup> Mortgage Balance \$ \_\_\_\_\_ Always add 1 months payment to the principle, interest is paid in arrears

2<sup>nd</sup> Mortgage Balance \$ \_\_\_\_\_

Home Equity / Credit Line \$ \_\_\_\_\_

Special Assessment \$ \_\_\_\_\_

Other \$ \_\_\_\_\_ \$500 Miscellaneous Closing Fees

Other \$ \_\_\_\_\_

**Total Expenses =** \$ \_\_\_\_\_

**Total Estimated Net Cash Due Seller =** \$ \_\_\_\_\_

\_\_\_\_\_  
Seller's Signature / Date

\_\_\_\_\_  
Seller's Signature / Date

Based on the information that is available to us at this time, the following figures show APPROXIMATELY what the seller(s) should receive from the sale of their property. These figures are only an ESTIMATE and the Agent, National Realty Centers, Inc., are NOT responsible for any errors or changes.