

SELLERS ESTIMATED CLOSING EXPENSES AND NET BALANCE SHEET

PROPERTY ADDRESS: _____

SALE PRICE:	\$ _____
1. Title Guarantee	\$ _____
2. Attorney's Fee Deed Preparation	\$ _____
3. County Transfer Tax	\$ _____
4. Escrow Fee	\$ _____
5. Discount Points	\$ _____
6. Termite Inspection	\$ _____
7. Brokerage Fee	\$ _____
8. Mortgage Cancellation Fee	\$ _____
9. Assessment Payoff	\$ _____
10. Estimated Mortgage Pay Off	\$ _____
11. Estimated Tax Proration	\$ _____
12. Buyer's Closing Costs	\$ _____
13. Document Preparation	\$ _____
14. Home Warranty	\$ _____
15. Buyers Assistance Program	\$ _____
Total of Estimated Expenses	\$ _____
Estimated Balance to Seller	\$ _____

(While the above figures are close estimates, they are not to be guaranteed figures.)

EXPLANATION OF THE ABOVE ITEMIZED EXPENSES:

1. Base cost of \$225 plus \$3.50 per \$1,000 of sale price.
2. The usual deed preparation charge by attorneys is \$45-\$60.
3. \$4.00 per \$1,000 or any part thereof, of the sale price.
4. Escrow charge is \$175 to seller and \$215 to buyer.
5. Varies (one point is 1% of the mortgage amount).
6. \$80-\$90 is the normal charge for termite inspections.
7. 7% of the sales price, with a minimum fee of \$ _____
8. Determined by the county courthouse – usually \$32.
9. To be agreed upon on the purchase agreement.
10. We may be six months behind in paying county taxes. (Tax bills are due in December and June; prorate to date of closing).
11. Can fluctuate due to closing date and pay-off penalties by the lender.
12. Seller paying all or a portion of purchasers closing costs.
13. Preparation of additional paperwork by lender – FHA \$200, VA \$350
14. Home Warranty – HMS \$395, First American \$375
15. Buyers down payment assistance program \$ _____

Edited 1/16/09