



SELLER'S ESTIMATED NET PROCEEDS

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The figures below are estimates. Actual costs and proceeds will vary. Estimates are not guaranteed.

Seller: John Q Public, Just an Estimate at \$100,000

Address: 123 Sell my home fast!, Time to move on!, TX 79901

Anticipated Closing Date: July 31, 2019

Estimated Annual Property Taxes: \$ 3,000.00

Estimated Annual Maintenance Fees: \$ _____

Buyer's Anticipated Financing: ☐ Conventional ☐ VA ☒ FHA ☐ USDA ☐ Reverse Mortgage
☐ Assumption ☐ Owner ☐ Cash

Estimated Costs

Attorney's Fees / Doc. Prep.	<u>250.00</u>
Brokers' Fees <u>6.000</u> %	<u>6,000.00</u>
Condo. Transfer Fee	
Courier & Express Mail Fees	<u>45.00</u>
Escrow Fee (one-half)	<u>350.00</u>
Prorations*:	
Taxes Prorated for <u>211</u> days	<u>1,734.00</u>
Interest (Assumptions)**	
Maintenance Fees	
Assessments	
Rents	
Recording Fees	<u>50.00</u>
Repairs Required by Buyer	<u>2,000.00</u>
Repairs Required by Lender	<u>500.00</u>
Residential Service Contract	<u>525.00</u>
Seller Allowances or FHA/VA	
Nonallowables (Para. 12)	<u>3,000.00</u>
Survey Fee	<u>450.00</u>
Tax Certificate Fee	<u>50.00</u>
Title Policy - Owner's	<u>968.75</u>
Wiring Fees	

Total Estimated Costs \$15,922.75

Estimated Proceeds to Seller:

Sales Price	<u>100,000.00</u>
Less Estimated Costs	(<u>15,922.75</u>)
Less Estimated Loan Payoff	(_____)

Estimated Net Proceeds:	<u>84,077.25</u>

After Closing Refunds

Estimated Unused Insurance	_____
Estimated Escrow Balance	_____

Total Estimated Refunds:	_____

Note: Seller may be required to pay some costs directly to the service providers before closing.

Prepared by: Sun Haven Retreats LLC

* Prorations are calculated through the closing date.

** Interest is prorated only in assumption transactions.