

SELLER'S ESTIMATED NET SHEET

Prepared for: _____ Address: _____

Prepared by: _____ Estimated Closing Date: _____

Selling Price \$ _____

Approximate Indebtedness

First Loan	@	%	\$ _____
Second Loan	@	%	\$ _____
Other	@	%	\$ _____

Gross Equity \$ _____

Seller's Estimated Costs:

Brokerage Fee	\$ _____
Title Insurance Policy (Sales Price)	\$ _____
Long-Term Escrow Set-Up Fee	\$ _____
Escrow Closing Fee	\$ _____
Mortgage Discount	\$ _____
Contract Preparation	\$ _____
Attorney Fees	\$ _____
Appraisal Fee	\$ _____
Interest to Closing	\$ _____
Property Tax Proration	\$ _____
Payoff Penalty	\$ _____
Recording Fees	\$ _____
Reconveyance Fee	\$ _____
Required Repairs	\$ _____
City Inspection	\$ _____
Local Improvement Districts (LIDs) Assessment	\$ _____
Misc.	\$ _____
_____	\$ _____

If Income Property:

Prorated Rents	\$ _____
Security or Cleaning Deposits	\$ _____

Less Total Estimated Costs \$ _____

Subtotal \$ _____

Estimated Credits

Reserve Account	\$ _____
_____	\$ _____

Plus Total Credits \$ _____

Estimated Seller's Proceeds \$ _____

Less Loan Carried by Seller \$ _____

Estimated Net Cash Proceeds \$ _____

Seller _____

Date _____