



## Net Cash Due Seller

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

Sales Price \$ \_\_\_\_\_ \$300,000 \_\_\_\_\_

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

**Total Gross Due Seller =** \$ \_\_\_\_\_ 301,400 \_\_\_\_\_

Title Insurance Policy \$ \_\_\_\_\_ \$1,662 See Integrity | Fidelity Title Rate Sheet

State Transfer Tax \$ \_\_\_\_\_ \$2,250 (Sales Price x .0075)

County Transfer Tax \$ \_\_\_\_\_ \$330 (Sales Price x .0011)

Water Escrow \$ \_\_\_\_\_ \$300 Average

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

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

Mortgage Concessions \$ \_\_\_\_\_ See IRON Mortgage Cheat Sheet

Compliance Fee \$ \_\_\_\_\_ Completely Negotiable but Please be consistent

Seller Broker Fee \_\_\_\_\_ % \$ \_\_\_\_\_

Buyer Broker Fee \_\_\_\_\_ % \$ \_\_\_\_\_

1<sup>st</sup> Mortgage Balance \$ \_\_\_\_\_ Always add 1 month's payment to the principle - interest is paid in arrears

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

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

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

Home Warranty \$ \_\_\_\_\_ \$500 Average – See APHW Short Form

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

**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.