



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 ___ % \$ _____

1st Mortgage Balance \$ ___ Always add 1 month's payment to the principle - interest is paid in arrears

2nd 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.