

Prepared for: _____ On: _____
 For the property at: _____

Title Insurance: Provided by the Seller to assure Buyer that the property is free and clear of all encumbrances or liens, except those agreed upon.

Escrow Fee: The escrow company's fee for holding monies, preparing documents, disbursing payoffs/proceeds and closing the sale.

Recording Fee: The County Auditor's fee for recording written instruments such as Deeds, Mortgages, Real Estate Contracts, Reconveyance and the like.

Listing Office Brokerage Fee: The fee paid to the listing office and split between the firm and the agent covers Franchise Fees, Advertising, Pictures, Printing, Flyers, Coping, Postage, Signs and Installation, Cellular Service, Transportation, NWMLS Fees, Internet Fees, Insurance, Broker Dues, etc. most of which are coast each agent/broker individually pays whether the property sells or not.

Selling Office Compensation: The amount of money you, as the seller, agree to pay the buyer's agent for their services. This fee is typically a percentage of the home's sale price and is paid out of the proceeds from the sale at closing. It's an incentive for buyer's agents to show your property to potential buyers and assist in the sale process. This fee is always negotiable.

State Excise Tax: A sales tax imposed on the transfer of real property. The rate calculations are on a graduated structure based on the sale price of your home.

Local Excise Tax: A sales tax imposed on the transfer of real property. The rate calculations are based on each specific city within a County and are flat rate.

Discount Points: A fee charged by the lender on the buyers' behalf. Can be used as a marketing incentive.

Buyer's Closing Costs: Depending on market conditions, the buyer may present an offer asking the seller to contribute to the closing costs associated with the purchase of the home. These terms are negotiable, and your real estate professional can assist you in determining the best situation.

Other fees that may apply: Capital Gains, HOA Fees, Outstanding Property Taxes, Utility Proration, Home Warranty (if offered). Every home has different circumstances, and it is important to work with a trusted, knowledgeable real estate professional.

ESTIMATED SALES PRICE:

\$

ESCROW FEES	\$	
TITLE INSURANCE	\$	
RECORDING/RECONVEYANCE FEES	\$	
LISTING BROKERAGE OFFICE FEE: (____%)	\$	
SELLING BROKERAGE OFFICE FEE: (____%)	\$	
EXCISE TAX	\$	
PRE-LISTING HOME INSPECTION	\$	
SEPTIC INSPECTION/WATER TEST	\$	
PEST INSPECTION	\$	
WORK ORDERS	\$	
SURVEY	\$	
UNPAID ASSESSMENTS	\$	
MORTGAGE PREPAYMENT PENALTY	\$	
FHA/VA NON-ALLOWABLES	\$	
DISCOUNT POINTS	\$	
BUYER CLOSING COSTS: (____%)	\$	
REAL ESTATE TAX (PRORATED \$ _____ PER MO. X ____ MO)	\$	
HOME WARRANTY	\$	
OTHER	\$	

TOTAL SELLER ESITMATED COST

\$

LOAN BALANCE	\$	
OTHER	\$	

ESTIMATED SELLERS NET PROCEEDS AT CLOSING:

\$
