



SELLERS NET PROCEEDS – CONVENTIONAL WORKSHEET

Seller's Name _____

Seller's Address _____

Anticipated Sales Price \$ _____

Seller's Loan Payoff:

Principal (remaining balance due on existing loan)	\$	
Interest (1 month payment)	\$	
If payoff loan is FHA deduct an additional month	\$	
Payoff Statement/Demand Fee (\$60.00 per loan)	\$	
Reconveyance Fee (\$45.00 per loan)	\$	
Recording Release fee (\$25.00)	\$	
Prepayment penalty, if any (see existing Note)	\$	

Total of First Payoff \$ _____

Seller's Additional Loan Payoffs, if any	Subtract Total of Payoffs	\$ _____
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Title Company Fees:

Policy of Title Insurance (see title company chart/Owners policy)	\$	
Payoff fee to title company (sub escrow fee) \$65.00	\$	
Recording Fees (\$25.00 - \$40.00)	\$	
Documentary Transfer Tax (\$1.10/\$1,000; if LA City add \$4.50/\$1000)* (*Round Sales Price up to nearest \$500)	\$	

Escrow Fees:

Base Escrow fee (\$2.00 x \$1,000 + \$200.00 Base)	\$	
Document preparation (\$75.00)	\$	
Demand fees (\$50.00 each demand)	\$	
DOC Audit Fee \$25.00	\$	

Termite Company Fees:

Termite inspection only (\$65.00 plus repairs)	\$	
Termite completion/repairs	\$	

Homeowners Association, if any:

Homeowners Dues (monthly amount)	\$	
Transfer Fee (\$150.00-\$350.00)	\$	
HOA Doc Fee (\$100.00 - \$250.00)	\$	

Other Charges:

Home Warranty (\$350.00 plus additional features)	\$	
Property Hazard Disclosure (\$49.00 - \$120.00)	\$	
Withholding for Franchise Tax Board (3.33% of price-Investment Property)	\$	

Prorations:

Property Tax Proration (6 mo. taxes ÷ by 180 = per diem x days in ½ tax year that Seller owns property)	\$	
HOA Proration, if any (Dues ÷ by 30 = per diem x days that Seller owns property)(15 days is safe)	\$	
Rent Prorations & Security Deposits, if any	\$	

Buyer's Costs Paid by Seller, if applicable:

Credit to Buyers for non-recurring closing costs	}	(Usually Max 3% of	\$ _____
Credit for Buyers for recurring closing costs	}	sales price)	\$ _____

Real Estate Broker Fees:

Commission/Service Fee (6%)	\$	
Transaction Coordinator Fee (\$250.00 - \$500.00)	\$	

Misc. Fees/Costs (\$500.00 Pad minimum) refunded if not needed \$ _____

Total Fees (Add closing costs) \$ _____

Subtract Total Fees - \$ _____

Estimated Seller Net Proceeds = \$ _____

Note: This estimate has been prepared to assist the Sellers in computing their costs. Whenever possible, we have used the maximum charges that can be expected. Please understand that lender, Title Company and escrow charges vary from company to company; therefore, these figures cannot be guaranteed by preparer. Seller is advised to seek the advice of a tax accountant or CPA. The Seller net proceeds will adjust based on any differences in unpaid loan balances; impound account adjustments, if any, and any expenses for unanticipated required repairs or corrective work. Sellers are to continue to make all customary payments throughout the escrow period. **I/we have read the above and acknowledge receipt of a copy of this form.**

Seller _____ Date _____ Seller _____ Date _____