



SELLERS NET PROCEEDS – FHA LOAN WORKSHEET

Seller's Name \_\_\_\_\_

Property 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) \$ \_\_\_\_\_
Prepayment Penalty, if any (see existing Note) \$ \_\_\_\_\_
Recording fee for release (\$25.00) \$ \_\_\_\_\_

**Total of 1st Payoff** \$ \_\_\_\_\_

Seller's Additional Loan Payoffs, if any **Subtract Total of Payoffs -** \$ \_\_\_\_\_

**Title Company Fees:**

- Policy of Title Insurance (see title company chart/owners policy) \$ \_\_\_\_\_
Recording Fees (\$25.00) \$ \_\_\_\_\_
Documentary Transfer Tax (\$1.10/\$1,000; if LA City add \$4.50/\$1000) \$ \_\_\_\_\_
Payoff Fee to Title Company Sub-Escrow Fee (\$65.00 seller's portion only) \$ \_\_\_\_\_
Overnight Mail Fees (\$50.00) (sellers loan payoff) \$ \_\_\_\_\_
Reconveyance Fee (\$45.00) (sellers existing loan) \$ \_\_\_\_\_

**Escrow Fees:**

- Base Escrow Fee (\$2.00/\$1,000 + \$200.00) \$ \_\_\_\_\_
Document Preparation (\$75.00) \$ \_\_\_\_\_
Demand Fee (\$50.00 each) \$ \_\_\_\_\_
DOC Audit Fee \$25.00 \$ \_\_\_\_\_

**Termite Company Fees:**

- Termite Inspection only (\$65.00 plus repairs) \$ \_\_\_\_\_
Termite Completion/Repairs \$ \_\_\_\_\_

**Homeowners Association Fees, if any:**

- Homeowners Dues (monthly amt.) \$ \_\_\_\_\_
Transfer Fee (\$150.00 - \$350.00) \$ \_\_\_\_\_
HOA Doc Fee (\$150.00 - \$250.00) \$ \_\_\_\_\_

**Other Charges:**

- Home Warranty (\$350.00 plus add'l 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 ÷ 180 = per diem x days in 1/2 tax year that Seller owns property)
HOA Proration, if any \$ \_\_\_\_\_
(Dues ÷ 30 = per diem x days that Seller owns subject)
Rent Prorations & Security Deposits, if any \$ \_\_\_\_\_

**Buyer's Non-Allowable Costs Paid by Seller**

- Non-Allowable Lender Fees: \$ \_\_\_\_\_
Non-Allowable Title Fees: \$ \_\_\_\_\_
Non-Allowable Escrow Fees: \$ \_\_\_\_\_

**Real Estate Broker Fees:**

- Commission / Service Fee (6%) \$ \_\_\_\_\_
Transaction Coordinator Fee (\$250.00 - \$350.00) \$ \_\_\_\_\_

**Miscellaneous Fees / Costs:**

- Escrow Pad (\$500.00 minimum, refunded if not needed) \$ \_\_\_\_\_

**Subtract Total Closing Costs** - \$ \_\_\_\_\_

**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. Seller is 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 \_\_\_\_\_