



TEXAS ASSOCIATION OF REALTORS® SELLER'S ESTIMATED NET PROCEEDS

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The figures below are estimates. Actual costs and proceeds will vary. Estimates are not guaranteed.

Seller: _____

Property Address: _____

Anticipated Closing Date: _____

Estimated Annual Property Taxes: _____ % of sales price = \$ _____

Estimated Annual Maintenance Fees: \$ _____

Buyer's Anticipated Financing: Conventional VA FHA USDA Reverse Mortgage
 Assumption Owner Cash

Estimated Costs

Attorney's Fees / Doc. Prep.	_____
Brokers' Fees _____%	_____
Condo. Transfer Fee	_____
Courier & Express Mail Fees	_____
Escrow Fee (one-half)	_____
Prorations*:	
Taxes Prorated for _____ days	_____
Interest (Assumptions)**	_____
Maintenance Fees	_____
Assessments	_____
Rents	_____
Recording Fees	_____
Repairs Required by Buyer	_____
Repairs Required by Lender	_____
Residential Service Contract	_____
Seller Allowances or FHA/VA Nonallowables (Para. 12)	_____
Survey Fee	_____
Tax Certificate Fee	_____
Title Policy - Owner's	_____
Wiring Fees	_____
_____	_____
_____	_____
_____	_____
Total Estimated Costs	_____

Estimated Proceeds to Seller:

Sales Price	_____
Less Estimated Costs	(_____)
Less Estimated Loan Payoff	(_____)
_____	_____
_____	_____
Estimated Net Proceeds:	_____

After Closing Refunds

Estimated Unused Insurance	_____
Estimated Escrow Balance	_____
_____	_____
_____	_____
Total Estimated Refunds:	_____

Note: Seller may be required to pay some costs directly to the service providers before closing.

* Prorations are calculated through the closing date.
** Interest is prorated only in assumption transactions.

Prepared by: _____