



ESTIMATED SELLER'S NET

Date: _____

Seller's Name: _____

Property Address: _____

Estimated C.O.E. _____ Market Value \$ _____

ENCUMBRANCES:

First Trust Deed.....

Second Trust Deed.....

Other.....

TOTAL ENCUMBRANCES.....

GROSS EQUITY..... \$ _____

ESTIMATED MERCHANDISING COSTS:

Tax Prorations.....

Title Insurance.....

Escrow Fees.....

Transfer Tax.....

Drawing Deed and Recording.....

Prepayment Privilege Fee (N/A on FHA or GI).....

Proration of Interest on Existing Loan(s), allow 1 month interest (always paid in arrears).....

Reconveyance Fee (if existing loan is paid).....

FHA/VA Discount Fee _____ % of New Loan.....

FHA Processing/Document Fee.....

FHA Tax Service.....

Appraisal Fee.....

Brokerage Fee.....

Structural Pest Control Report.....

Structural Pest Control Repairs (if needed).....

Septic Tank Inspection Fee.....

Well/Water Report.....

Home Protection Plan (optional).....

Bonds or Assessments.....

Natural Hazard Disclosure.....

Other.....

Other.....

APPROXIMATE TOTAL COSTS.....

APPROXIMATE NET CASH TO SELLER.....

THERE MAY BE IMPOUND, INSURANCE AND/OR M.I.P.

REFUNDS AVAILABLE.....

NET AFTER REFUNDS..... \$ _____

This analysis has been prepared to assist the Seller in estimating the approximate amount which will be received from the sale of the subject property. There are many variables which are not yet confirmed; therefore, this estimate cannot be construed in any manner as a guarantee by Mokha Real Estate. or agent.