



# SELLER'S ESTIMATED PROCEEDS WORKSHEET

1 **SELLER:** \_\_\_\_\_

2 **PROPERTY:** \_\_\_\_\_

3 **ESTIMATED CLOSING DATE:** \_\_\_\_\_

4 **PRICE:** ..... \$ \_\_\_\_\_ \$ \_\_\_\_\_

5  
6 **LESS ITEMS TO BE PAID BY SELLER:**

7 1<sup>st</sup> Mortgage /Deed of Trust..... \$ \_\_\_\_\_ \$ \_\_\_\_\_

8 2<sup>nd</sup> Mortgage/Deed of Trust..... \$ \_\_\_\_\_ \$ \_\_\_\_\_

9 Other Encumbrance \_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_

10 1<sup>st</sup> Mtg. Interest Proration: From \_\_\_\_\_ to \_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_

11 2<sup>nd</sup> Mtg. Interest Proration: From \_\_\_\_\_ to \_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_

12 Tax Proration: From \_\_\_\_\_ to \_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_

13 Mortgage Prepayment Penalty ..... \$ \_\_\_\_\_ \$ \_\_\_\_\_

14 Title Insurance Policy..... \$ \_\_\_\_\_ \$ \_\_\_\_\_

15 Escrow Closing Fee..... \$ \_\_\_\_\_ \$ \_\_\_\_\_

16 Unpaid Assessments (if not assumed by buyer)..... \$ \_\_\_\_\_ \$ \_\_\_\_\_

17 Broker's Commission ..... \$ \_\_\_\_\_ \$ \_\_\_\_\_

18 Other Commission \_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_

19 Homes Association Dues..... \$ \_\_\_\_\_ \$ \_\_\_\_\_

20 Release of Lien Fees..... \$ \_\_\_\_\_ \$ \_\_\_\_\_

21 Other \_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_

22  
23 **POTENTIAL ADDITIONAL EXPENSES**

24 Buyer's Closing Costs Paid by SELLER..... \$ \_\_\_\_\_ \$ \_\_\_\_\_

25 FHA/VA or Lender Discount Points ..... \$ \_\_\_\_\_ \$ \_\_\_\_\_

26 Home Warranty Fee..... \$ \_\_\_\_\_ \$ \_\_\_\_\_

27 Inspection Related Repairs ..... \$ \_\_\_\_\_ \$ \_\_\_\_\_

28 Wood Destroying Insect Treatment ..... \$ \_\_\_\_\_ \$ \_\_\_\_\_

29 Other \_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_

30  
31 **Total to be paid at Closing** ..... \$ \_\_\_\_\_ \$ \_\_\_\_\_

32 **APPROXIMATE NET PROCEEDS**..... \$ \_\_\_\_\_ \$ \_\_\_\_\_

33 The above items do not include any lender requirements, insurance prorations, or escrow balances to be paid  
34 or received by SELLER. Interest is paid in arrears and will vary according to the pay-off date. FHA and some  
35 lenders may charge interest through the end of the month in which payment is received by lender. SELLER is  
36 responsible for notifying his lender of his intent to pay-off the loan and assumes responsibility for any lender  
37 charges not included in the above items.

38  
39 **THESE ARE ESTIMATED COSTS ONLY. FINAL FIGURES WILL BE DETERMINED AT CLOSING.**

40  
41 **SELLER:** \_\_\_\_\_  
42 \_\_\_\_\_ Date

43  
44 **SELLER:** \_\_\_\_\_  
45 \_\_\_\_\_ Date

46  
47 **By:** \_\_\_\_\_  
48 Licensee \_\_\_\_\_ Date

49 \*Some lending programs do not allow Buyer to pay tax service fees, underwriting fees, etc.

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