



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 1st Mortgage /Deed of Trust..... \$ _____ \$ _____

8 2nd Mortgage/Deed of Trust..... \$ _____ \$ _____

9 Other Encumbrance _____ \$ _____ \$ _____

10 1st Mtg. Interest Proration: From _____ to _____ \$ _____ \$ _____

11 2nd 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 Compensation \$ _____ \$ _____

18 Other Compensation _____ \$ _____ \$ _____

19 Homes Association Dues..... \$ _____ \$ _____

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

21 Other _____ \$ _____ \$ _____

22

23 **POTENTIAL ADDITIONAL EXPENSES**

24 Buyer's Broker Compensation \$ _____ \$ _____

25 Buyer's Closing Costs Paid by SELLER..... \$ _____ \$ _____

26 FHAVA or Lender Discount Points \$ _____ \$ _____

27 Home Warranty Fee..... \$ _____ \$ _____

28 Inspection Related Repairs \$ _____ \$ _____

29 Wood Destroying Insect Treatment \$ _____ \$ _____

30 Other _____ \$ _____ \$ _____

31

32 **Total to be paid at Closing** \$ _____ \$ _____

33 **APPROXIMATE NET PROCEEDS**..... \$ _____ \$ _____

34 The above items do not include any lender requirements, insurance prorations, or escrow balances to be paid

35 or received by SELLER. Interest is paid in arrears and will vary according to the pay-off date. FHA and some

36 lenders may charge interest through the end of the month in which payment is received by lender. SELLER is

37 responsible for notifying lender of intent to pay-off the loan and assumes responsibility for any lender charges

38 not included in the above items.

39

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

41

42 **SELLER:** _____

43 _____ Date

44

45 **SELLER:** _____

46 _____ Date

47

48 **By:** _____

49 Licensee _____ Date

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

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