



ESTIMATED NET PROCEEDS

Seller(s) Preparation Date
 Property Address Est Closing Date

This chart is to be used as a guideline only.
 Please note that these estimated figures are subject to change and will vary from final closing figures.

	CASH	ASSUMPTION	CONVENTIONAL	FHA	VA
Recording Fees	\$ 30	\$ 40	\$ 30	\$ 30	\$ 30
Survey					125
Lender's Inspection Fee				50	50
Underwriting Fee				325	325
Messenger Fee				45	100
Amortization Schedule				10	15
Tax Search (Lender)				115	115
Maintenance Transfer				25	50
Attorney's Fee	100	200	125	125	250
Tax and Maintenance Certificate	70	70	70	70	70
Escrow Fee	150	150	150	150	300
Title Messenger	25	35	35	65	75
Termite Inspection					60
Process/Funding Fee				350	350
SUBTOTAL	\$ 375	\$ 495	\$ 410	\$ 1,360	\$ 1,915
Owner's Title Policy - Per Rate Schedule	\$ 1,388	\$ 1,388	\$ 1,388	\$ 1,388	\$ 1,388
Loan Discount (%)					
Brokerage Fee (%)	6.00%	6.00%	6.00%	6.00%	6.00%
Prepayment Penalty					
Miscellaneous Fees					
Special Recoupmt Prem. - Per Rate Sched.					
Home Warranty	400	400	400	400	400
TOTAL CLOSING COST & PREPAIDS (INCLUDE SUBTOTAL ABOVE)	\$ 11,943	\$ 12,063	\$ 11,978	\$ 12,928	\$ 13,483

INTEREST, TAXES, INSURANCE, MAINTENANCE FEES	
Monthly Interest Payment	<input type="text" value="1,500"/>
Insurance (annual premium)	<input type="text" value="4,000"/>
Maintenance Fees (annual dues)	<input type="text" value="349"/>
Est Annual Property Taxes	<input type="text" value="4,661"/>

SELLER'S SUMMARY	
+ Sale Price	<input type="text" value="\$ 163,000"/>
- Balance of 1st Mortgage (payoff amt)	<input type="text" value="128,476"/>
- Balance of 2nd Mortgage (payoff amt)	<input type="text" value="-"/>
= Equity	<input type="text" value="34,524"/>
- Selling Cost [CONVENTIONAL]	<input type="text" value="11,978"/>
+ Prepaid Maintenance Proration	<input type="text" value="118"/>
- Taxes Due Proration	<input type="text" value="3,090"/>
- Interest from Last Payment @ \$ 48.39 /day	<input type="text" value="1,500"/>
- Allowance for Repairs	<input type="text" value="500"/>
= Estimated proceeds at Closing	<input type="text" value="17,573"/>
+ Escrow Balance *	<input type="text" value="3,000"/>
+ Prepaid Insurance Proration *	<input type="text" value="1,348"/>
= Total Estimate Proceeds	<input type="text" value="21,921"/>
* (to be returned 3 to 6 weeks if paid off)	

ON FHA AND VA LOANS: ITEMS EXCEEDING SPECIFIED AMOUNT WILL BE CHARGED TO SELLER.

(These charges stated herein are current average for residential closing for Harris or Montgomery County may vary slightly. The amounts also vary depending upon each individual instance and POWELL Real Estate accepts no responsibility for the accuracy of these estimated figures.)