

Seller's Net Sheet

Prepared by:

Date: 3/12/2011

Closing Date: 4/12/2011

Prepared for: John Smith

**Address: 1234 ABC Street
Frisco, TX 75034**

Telephone #: 214-444-3333

The following data is for estimation purposes only and the accuracy of the figures is not guaranteed. The actual costs with respect to each transaction will vary depending on the circumstances.

Sales Price: \$294500.00

Sale Type: Conventional

Settlement Costs:

Listing Broker Fee	\$ 5890.00	Seller Paid Buyer Costs	\$ 4000.00
Discount Points	\$ 0.00	Appraiser	\$ 0.00
Document Preparation/Attorney Fee	\$ 250.00	Escrow Fee	\$ 250.00
Recording Fee	\$ 25.00		

Sub Total: \$10415.00

Other Costs:

Present 1st Mtg Balance	\$ 264000.00	Present 2nd Mtg Balance	\$ 0.00
Interest Due on 1st Mtg	\$ 477.36	Interest Due on 2nd Mtg	\$ 0.00
Pre-Payment Penalty 1st Mtg	\$ 0.00	Pre-Payment Penalty 2nd Mtg	\$ 0.00
Payoff C/D, 2nd Mtg, Lien, Home Imp., etc.	\$ 0.00	Home Warranty Policy	\$ 450.00
Special Assessments Search	\$ 0.00	Home Inspection	\$ 0.00
Title Policy	\$ 1881.63	Inspections	\$ 0.00
Lender Requirements (FHA/VA)	\$ 0.00	HOA Transfer Fee	\$ 175.00
Pro Rated Taxes	\$ 1222.60	Messenger Charge	\$ 50.00
Underwriting Fee	\$ 0.00	Tax Service Fee	\$ 0.00
Application Fee	\$ 0.00	Flood Certificate	\$ 0.00
Lender's Inspection Fee	\$ 40.00	Final Inspection	\$ 0.00
Processing Fee	\$ 125.00	HOA Fee	\$ 375.00

Extra Costs:

Sub Total: \$268796.59

Est. Seller Costs: \$279211.59

Estimated Net Proceeds

\$15288.41

Seller Signature _____

Date _____

Seller Signature _____

Date _____