## SELLER ESTIMATED NET SHEET

Prepared for: \_\_\_\_\_

("Seller")

Property Address: \_\_\_\_\_

THE FOLLOWING ARE TYPICAL EXPENSES WHICH A SELLER IS OBLIGATED TO PAY OR IS REQUIRED BY OPERATION OF LAW, AND ALSO INCLUDES ITEMS WHICH MAY BE NEGOTIATED BY CONTRACT AND PRE-MARKETING EXPENSES. SELLER ACKNOWLEDGES AND UNDERSTANDS THAT EACH ESTIMATE HEREON IS AN APPROXIMATION ONLY. SELLER SHOULD VERIFY THE ACCURACY OF THE CALCULATIONS.

SALES PRICE	\$	\$	\$
SETTLEMENT DATE	т Т	- T	
MORTGAGES/LIENS			
1 <sup>st</sup> Mortgage Payoff (estimated)			
2 <sup>nd</sup> Mortgage Payoff (estimated)			
Home Equity Loan			
HOA Assessment(s)			
Pre Payment Penalty on Loans			
Loans on Equipment for Home			
Other Lien:			
Other Lien:			
CLOSING COSTS			
Attorney Fee/Document Preparation			
Brokerage Fee: % or \$			
Closing Expenses Paid for Buyer			
Express Fees			
Home Warranty			
Miscellaneous (fax, copies, etc.)			
Pro-Rated HOA Dues			
Pro-Rated Taxes			
Recording Fees (estimate)			
Repairs from Home Inspection			
Revenue Stamps (\$1.00 per \$500.00)			
Survey			
VA Required Fees			
Other:			
Other:			
Other:			
Pre-Marketing Inspections			
Appraisal			
Home Inspection			
Pest Inspection			
Radon Inspection			
Well & Septic Inspection Fee			
Other:			
Other:			
TOTAL ESTIMATED SELLER COSTS	\$	\$	\$
ESTIMATED NET PROCEEDS TO/FROM SELLER	\$	\$	\$
LESS DUE DILIGENCE FEE RECEIVED	\$	\$	\$

THE NORTH CAROLINA ASSOCIATION OF REALTORS<sup>®</sup>, INC. MAKES NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION OF THIS FORM IN ANY SPECIFIC TRANSACTION.

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Seller Signature

Date

Seller Signature

Date



North Carolina Association of REALTORS<sup>®</sup>, Inc.



Seller Signature

Date

Agent Signature:

Date