

SELLER ESTIMATED NET SHEET

Prepared for: _____ ("Seller")

Property Address: **123 Main St, Asheville, NC 28804**

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	\$ 305,000.00	\$ 300,000.00	\$ 295,000.00
MORTGAGES/LIENS			
1st Mortgage Payoff (estimated)	200,000.00	200,000.00	200,000.00
2nd 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	450.00	450.00	450.00
Brokerage Fee: 6.000 % or \$	18,300.00	18,000.00	17,700.00
Closing Expenses Paid for Buyer			
Express Fees	50.00	50.00	50.00
Home Warranty	500.00	500.00	500.00
Miscellaneous (fax, copies, etc.)			
Pro-Rated HOA Dues	100.00	100.00	100.00
Pro-Rated Taxes	1,000.00	1,000.00	1,000.00
Recording Fees (estimate)			
Repairs from Home Inspection			
Revenue Stamps (\$1.00 per \$500.00)	610.00	600.00	590.00
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	\$ 221,010.00	\$ 220,700.00	\$ 220,390.00
ESTIMATED NET PROCEEDS TO/FROM SELLER	\$ 83,990.00	\$ 79,300.00	\$ 74,610.00

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

Seller Signature Date Seller Signature Date

Seller Signature Date Agent Signature **Scott Russell** Date