

SELLER ESTIMATED NET SHEET

“Seller”: _____

“Property”: _____

The following are typical expenses a seller may expect as part of selling a property. The numbers below are estimates to be used for illustration purposes only and are not guaranteed. Seller should verify all calculations herein for accuracy. Note that funds held in escrow by Seller's mortgage company, if any, are not part of the calculations below and may be refunded to Seller after closing.

SALES PRICE	\$	\$	\$
SETTLEMENT DATE			
PRE-MARKETING EXPENSES			
Appraisal			
Inspections (Home, Pest, Radon, Well, Septic, etc.)			
Repairs or Upfits (Paint, Carpet, Fixtures, etc.)			
Other:			
Other:			
MORTGAGES AND LIENS			
1 st Mortgage Payoff			
2 nd Mortgage Payoff			
Home Equity Loan			
HOA Assessment(s)			
Fixture Liens (solar, windows, HVAC, generator, etc.)			
Other Lien:			
Other Lien:			
CLOSING EXPENSES			
Attorney Fee/Document Preparation			
Listing Firm Compensation			
Listing Firm Compliance/Admin/Brokerage Fee			
Seller Subagent or Buyer Agent Compensation			
Seller-Paid Concessions			
Home Warranty			
Miscellaneous Fees (copies, express, wire, etc.)			
Pro-Rated HOA Dues			
HOA Fees (certification, transfer, etc.)			
Pro-Rated Taxes			
Recording Fees			
Repairs from Home Inspection			
Revenue Stamps (\$1.00 per \$500.00)			
Other:			
Other:			
Other:			
TOTAL ESTIMATED SELLER EXPENSES	\$	\$	\$
LESS DUE DILIGENCE FEE RECEIVED	\$	\$	\$
ESTIMATED NET PROCEEDS TO/FROM SELLER	\$	\$	\$

NC REALTORS® 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 _____ Date _____