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.

SALES PRICE	$	$	$
MORTGAGES/LIENS			
1st Mortgage Payoff (estimated)			
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			
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 ($2.00 per $1,000)			
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	$	$	$

SAMPLE

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 Date Agent Date

_____

Seller Date

REALTOR®

North Carolina Association of REALTORS®, Inc.

EQUAL HOUSING OPPORTUNITY

STANDARD FORM 110
Adopted 1/2009
© 7/2009