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Seller Net Sheet Template

SELLER 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.

SALE PRICE	\$	\$	\$
MORTGAGES / LIENS			
1st Mortgage Payoff (estimated)			
2nd Mortgage Payoff (estimated)			
Home Equity Loan			
HOA Assessment(s)			
Prepayment 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.)			
Prorated HOA Dues			
Prorated Property Taxes			
Repairs from Home Inspection			
Recording Fees (estimate)			
Transfer Taxes			
Survey			
VA Required Fees (optional)			
Other:			

Other:			
Other:			
PRE-MARKETING EXPENSES			
Appraisal			
Home Inspection			
Pest Inspection			
Radon Inspection			
Well & Septic Inspection Fee			
Other:			
Other:			
TOTAL ESTIMATED SELLER COSTS	\$	\$	\$
ESTIMATED NET PROCEEDS TO/FROM SELLER	\$	\$	\$

AGENT 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**