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Elko helps title agencies provide instant branded title quotes, seller net sheets, buyer estimates, and other closing estimates to their customers. Learn more at [UseElko.com](https://www.useelko.com/?tp_src=net_sheet).

**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**