

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				
1 st Mortgage Payoff (estimated)				
2 nd 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		\$	\$	\$

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

