

**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. **SELLER ACKNOWLEDGES AND UNDERSTANDS THAT EACH ESTIMATE HEREON IS AN APPROXIMATION ONLY. SELLER SHOULD VERIFY THE ACCURACY OF THE CALCULATIONS.**

	SALES PRICE	\$	\$	\$
<b>MORTGAGES/LIENS</b>				
1 <sup>st</sup> Mortgage Payoff (estimated)				
2 <sup>nd</sup> Mortgage Payoff (estimated)				
Home Equity Loan				
HOA Assessment(s)				
Pre-Payment Penalty on Loans				
Loans on Equipment for Home				
Other Lien:				
Other Lien:				
<b>CLOSING COSTS</b>				
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:				
<b>Pre-Marketing Inspections</b>				
Appraisal				
Home Inspection				
Pest Inspection				
Radon Inspection				
Well & Septic Inspection Fee				
Other:				
Other:				
<b>TOTAL ESTIMATED SELLER COSTS</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>
<b>ESTIMATED NET PROCEEDS TO/FROM SELLER</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>

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 Signature \_\_\_\_\_ Date \_\_\_\_\_

Seller Signature \_\_\_\_\_ Date \_\_\_\_\_

Seller Signature \_\_\_\_\_ Date \_\_\_\_\_

Agent Signature: \_\_\_\_\_ Date \_\_\_\_\_

