

# Seller's estimated cost sheet

Prepared by: \_\_\_\_\_ Sales price: \_\_\_\_\_  
 Client: \_\_\_\_\_ Current loan(s) amount: \_\_\_\_\_  
 Property address: \_\_\_\_\_

**Seller costs:**

1.	*First mortgage	\$
2.	*Second mortgage	\$
3.	*Other encumbrances	\$
4.	Policy of title insurance – <i>\$5 per \$1,000 of the sale price + \$100</i>	\$
5.	Attorney's closing fees	\$
6.	Proration of property taxes – _____ months	\$
7.	*Prepayment penalty. If any FHA mail 30-day notice	\$
8.	*Reconveyance fee	\$
9.	*Lender's demand or beneficiary statement	\$
10.	*Proration of interest on existing loan – <i>prepaid interest</i>	\$
11.	Miscellaneous – <i>processing fees – notary – funding – recording, etc.</i>	\$
12.	FHA or VA loan – <i>discount fee or other VA/FHA cost</i>	\$
13.	Brokerage/additional fees	\$
14.	Retainer fee for seller	\$
15.	Home protection insurance	\$
16.	Other – <i>repairs/allowances/assessments</i>	\$
17.	Health letter – <i>septic</i>	\$
<b>TOTAL ESTIMATED SELLER COSTS:</b>		<b>\$</b>

\* Applies only if existing loan is being paid off

Estimated net to sellers not including refunds:	
Sales price	\$
Less est. costs/payoffs	\$
Estimated net to seller's cost:	\$

**Deemed reliable for information purposes only but not guaranteed**