

1. **Sales Price**

\$ \_\_\_\_\_

**Current Mortgage Info:**

2. 1st mortgage principal balance after last payment	\$ _____
3. Failure to notify bank penalty	+ \$ _____
4. Pre-payment penalty	+ \$ _____
5. Accrued Interest (Principal Balance \$ _____ x Rate _____ % ÷ 360 (365 VA/FHA) X # of days to closing _____) (1 <sup>st</sup> Mortgage)	+ \$ _____
6. 2nd mortgage/home equity loan principal balance after last payment	+ \$ _____
7. Accrued Interest (Principal Balance \$ _____ x Rate _____ % ÷ 360 (365 VA/FHA) X # of days to closing _____) (2 <sup>nd</sup> Mortgage)	+ \$ _____
8. <b>Subtotal Present Loan Pay-Off Expenses (Add 2 through 7)</b>	<b>- \$ _____</b>

**Costs of Sale:**

9. Seller's Contributions at Closing	\$ _____
10. Unpaid Property Taxes (Annual taxes \$ _____ ÷ 365 X # of days from January 1 to closing _____)	+ \$ _____
11. Special Assessments (i.e. Association Fees)	+ \$ _____
12. Survey	+ \$ _____
13. Home Inspection Repairs/Clean-Up	+ \$ _____
14. Real Estate Brokerage Fee	+ \$ _____
15. Document Preparation Fees (FHA/VA)	+ \$ _____
16. Other _____	+ \$ _____
17. <b>Subtotal Costs of Sale (Add 9 through 16)</b>	<b>- \$ _____</b>

**Credits:**

18. Pre-Paid Property Taxes (Annual taxes \$ _____ ÷ 365 X # of days from closing to December 31, _____)	+ \$ _____
19. Escrow Refund of Taxes & Insurance (Usually received 30 days after closing)	+ \$ _____
20. Other _____	+ \$ _____
21. <b>Subtotal Credits (Add 18 through 20)</b>	<b>+ \$ _____</b>
22. <b>ESTIMATE OF NET TO SELLER (LINE 1 – 8 – 17 + 21)</b>	<b>\$ _____</b>