

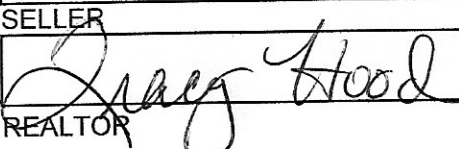
ESTIMATE OF SELLER'S **Closing cost to arrive at estimated net.**

PROPERTY: _____

DATE _____ **SELLER(S):** _____

SALES PRICE	\$
LESS 1 ST MORTGAGE (APPROX)	\$
LESS 2 ND MORTGAGE (APPROX)	\$
SELLERS EQUITY (APPROX)	\$
CLOSING COSTS 3% only applies if buyer is represented by buyers agent.	
BROKERAGE FEE 3 %	\$
PREPARATION OF DEED (UP TO \$150)	\$ 50.00
TITLE INSURANCE POLICY (\$4 PER \$1,000 + \$100) Most cases seller would only pay for half.15	\$
TERMITE LETTER (UP TO \$150)	\$ 150.00
PRORATED TAXES (YEARLY 1/12 X # MONTHS)	\$
SURVEY	\$
HOME WARRANTY	\$
BORROWER CLOSING COSTS PAID BY SELLER	\$
OVERNIGHT	\$
OTHER	\$
_____	\$
_____	\$
_____	\$
SELLER TOTAL CLOSING COSTS	\$
SELLER ESTIMATED PROCEEDS AT CLOSING	\$

THE ABOVE ITEMS THAT REPRESENT OUR ESTIMATED CLOSING COST HAVE BEEN EXPLAINED TO ME/US BY A REALTOR. THERE ARE NO ADDITIONAL LIENS ON THIS PROPERTY. RECEIPT OF A COPY OF THIS ESTIMATE IS ACKNOWLEDGED BY YOUR SIGNATURE.

SELLER	DATE
SELLER	DATE
 REALTOR	DATE

*NOTE: FEDERAL LAW PROHIBITS CERTAIN COST TO BE PAID BY A VETERAN.