

OKLAHOMA REAL ESTATE COMMISSION

ESTIMATED NET TO SELLER

Property Address: 123 Main St Oklahoma City, OK 73127 **Closing Date** 10/31/2018

Sales Price \$ 200,000

Buyer's Loan Amount \$ _____

Complete this ESTIMATE at the time of listing based on list price and average days on market. Then again with any price adjustment, offer, counteroffer, or price change/term change due to negotiations following inspections.

Conv	FHA	VA	Assump.	Cash
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Taxes

Prorated County Taxes <u>10</u> months	2,000	Based on closing date; if seller has escrow will be reimbursed		
\$2,400/yr; \$200/mo (pro-rated to closing date)				

Broker's Fees

Commission <u>6</u> %	12,000				
Seller's Closing Fee					

Items Payable in Connection with Loan

Loan Discount %					
Final Inspection (Lender)					
*Seller Paid Buyer Costs-Required					
Seller Paid Buyer Costs (per Contract)	Negotiable	See Financing Supplement w/ offers			

Title Charges

Settlement or Closing Fee – (all on VA)	150				
Attorney Fee – Note & Mortgage					
Abstracting & Certification	550				
Special Assessments Letter					
Federal Court Check	100	Charged primarily when closing is outside county of property			
UCC Certification	100	Charged primarily when lien for hvac/heat pump, etc.			

Government Recording and Transfer Charges

Recording Fees	Buyer fee				
Mortgage Tax & Mortgage Report	Buyer fee				
Documentary Stamps	300				
Doc Stamps \$1.50/1,000 of purchase price					

Additional Settlement Charges	Conv	FHA	VA	Assump.	Cash
Survey or Mortgage Inspection Report	Buyer fee				
FHA/VA Requirements					
Treatments and Repairs	Negotiable, follows inspections				
Wood Infestation Report					
Courier/Express Mail	30				
Home Warranty Policy (Optional or Prorated)	Where applicable				
Homeowner Association Dues/Assessments	Prorate if applicable				
Title Service Fee	125				
Repair invoices (if applicable)	Typically determined with TRR negotiations, also consider transferable warranties for roof, foundation repair/piers, etc.				

ESTIMATED TOTAL SELLING COSTS	15,205				
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Sales Price	200,000				
Less Estimated 1 st Mgt Payoff + 1 mo. interest	ask seller				
Less Estimated 2 nd Mortgage Payoff	ask seller				
Less Estimated Total Selling Costs	15,205				
Less Owner Carry Mortgage					
Credits to Seller (Purchase Escrow Acct, HOA Prorations, Etc.)					
NET TO SELLER	TOTAL				

* Seller paid Buyer costs include fees associated with an FHA/VA loan which are not allowed to be paid by the Buyer. Costs vary at different financial institutions.

THE ABOVE ARE ESTIMATED closing costs furnished on the date indicated below and may vary from those at transfer of deed. Payoffs on loans may vary from the figures above.

Seller's Acknowledgement: Seller understands these figures are approximate and may differ from those at Closing.

	Keller Williams Central Oklahoma
_____ Seller	_____ Company Name
_____ Date	_____ Date
_____ Seller	_____ Prepared by
_____ Date	_____ Date

Emphasize ESTIMATE, this is an estimate of what they will walk away from the closing table with. They will receive actual figures from the title company shortly before closing.

Seller will receive a refund of their escrow account from the mortgage company 2-6 weeks following closing, if applicable. They will also receive a refund from their homeowner's insurance company for any unused portion of a prepaid premium, if applicable.