

# Estimated Seller's Proceeds

**Prepayment Penalty**  
Generally six months interest.

**Reconveyance and Demands**  
Generally \$50 per reconveyance or recorded lien.

**Tax Stamps**  
Generally \$1.10 per thousand of the sale price.

**Home Warranty**  
Generally \$250 to \$500.

**Title Insurance**  
Policies can run \$6 per thousand for properties priced to \$100,000, \$5 to \$150,000, \$4.50 to \$200,000, \$4.25 to \$250,000, \$4 to \$400,000, \$3.50 per thousand thereafter.

**Escrow Fee**  
Generally \$250 plus \$1.50 per thousand of the sale price.

**FHA/VA Discount Points**  
Subject to current FHA/VA requirements. Consult lender if applicable.

**Termite Inspection/Repair**  
Inspections can run \$75 to \$125 and repairs per bid.

**Miscellaneous/Cushion**  
Generally \$250 to \$500 as a cushion against unexpected costs.

**Tax Prorations**  
If taxes are paid beyond recordation, a refund is due seller from buyer. If recordation occurs in January: 0 months, February: 1 month, March: 2 months, April: 3 months, May: 4 months, June: 5 months, July: 6 months, August: 7 months, September: 8 months, October 1-15: 9 months, October 16 through November: 3 months, December: 4 months. Delinquent taxes should be shown as "Other Liens or Payoffs."

**Insurance Prorations**  
If insurance is paid beyond recordation, a refund is due seller from insurer: 1/12 of policy per month.

The above information is deemed reliable, but is not guaranteed. The estimated seller's proceeds is based upon the probable final sales price, estimated unpaid loan balances, estimated interest rates and estimated costs. Lenders, insurance companies, escrow companies, termite companies and other vendors will vary in their charges. Because of that, these figures cannot be guaranteed by the Broker or its representatives.

<b>1st TD Balance</b>	\$ _____
<b>Interest on 1st: 1-30 Days</b>	\$ _____
<b>2nd TD Balance</b>	\$ _____
<b>Interest on 2nd: 1-30 Days</b>	\$ _____
<b>Total Other Liens/Payoffs</b>	\$ _____
<b>Prepayment Penalty</b>	\$ _____
<b>Brokerage</b>	\$ _____
<b>Reconveyance &amp; Demands</b>	\$ _____
<b>Tax Stamps</b>	\$ _____
<b>Home Warranty</b>	\$ _____
<b>Title Insurance</b>	\$ _____
<b>Escrow Fee</b>	\$ _____
<b>FHA/VA Discount Points</b>	\$ _____
<b>Termite Inspection/Repair</b>	\$ _____
<b>Miscellaneous/Cushion</b>	\$ _____
<b>Above Costs</b>	\$ _____
<b>Seller's Assistance</b>	\$ _____
<b>Total Estimated Costs</b>	\$ _____
<b>Estimated Sales Price</b>	\$ _____
<b>Estimated Net (SP-Costs)</b>	\$ _____
<b>Amount Owner Will Carry</b>	\$ _____
<b>Adjusted Net</b>	\$ _____
<b>Tax Prorations (+)</b>	\$ _____
<b>Insurance Prorations (+)</b>	\$ _____
<b>Adjusted Net</b>	\$ _____
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**Real Estate Professionals  
Orange County and Southern California**