



BUYERS NET SHEET – VA LOAN

Buyer _____

Property Address _____

Anticipated Sales Price

VA Loan Amount	-	\$ _____
Cash Down Payment (\$-0- for VA No No)	=	\$ _____

Lender/Mortgage Broker Fees

Loan Origination Fee (1% of loan amt. maximum by law)	\$ _____
Loan Discount Points (ask lender for quote based on interest rate)	\$ _____
Appraisal Fee (\$350.00 - \$450.00)	\$ _____
Credit Report (\$50 - \$60.00 per person on new loan)	\$ _____
VA Funding Fee (1% - 3% of loan amt. ask lender for quote)	\$ _____
Misc. Lender Fees:	\$ _____
<u>Prepaid Interest</u>	
Interest from day of recording to 1 st of next month after COE (Int. rate x loan amt.) 12,) 30 = per diem x # of days used Max. 30 days)	\$ _____

Homeowners Association, if any:

Homeowners Dues	\$ _____
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Prorations:

Property Tax Prorations (6 mo. taxes) by 180 = per diem x # of days that Buyer owns property)	\$ _____
HOA Prorations, if any (Dues) by 30 = per diem x days that Buyer owns property)	\$ _____
Rent Prorations, if any (Rent) 30 = per diem x days that Buyer owns property)	\$ _____

Impounds:

Property Taxes (1.25% x sales price) by 12 = monthly amt x 8 mos reserves)	\$ _____
Fire Insurance (Annual Premium) by 12 = monthly amt x 2 mos reserves)	\$ _____
Flood Insurance (Annual Premium) by 12 = monthly amt x 2 mos reserves)	\$ _____

Title Fees:

Lenders Title Policy (see title chart/ALTA policy)	\$ _____
Recording Fees (\$17.00 maximum to Buyer; balance to Seller)	\$ _____
Grant Deed (\$25.00)	\$ _____
Deed of Trust (\$85.00)	\$ _____
Misc. Recording Fees (\$20.00)	\$ _____

Escrow Fees:

Paid by Seller on VA Loan

Other Fees:

Fire Insurance (\$800.00, or get quote from ins. agent)	\$ _____
Flood Insurance (\$450.00) ordered only if lender required	\$ _____
Notary Fee (\$10.00 per signature)	\$ _____
Miscellaneous Fees (\$500 Pad, refunded if not needed)	\$ _____

Buyer's Total Closing Costs + \$ _____

Estimated Money needed to Close Escrow = \$ _____

Non allowable fees: Base escrow fee; loan tie-in fee; demand/payoff statement fee; sub-escrow fee (title payoff fee), Reconveyance fee; any lender document fee; document draw fee if required for Buyer; processing fee, warehouse fee, loan discount points, charges by other lender; tax service; underwriting fee; administration fee; photo inspection fee; change of ownership fee; termite inspection or work charges; any messenger/courier/overnight delivery; notary fees; homeowners association transfer fee; assignment fee; documentary transfer tax fee; bring-down fee.

Note: This estimate has been prepared to assist the Buyers in computing their costs. Whenever possible, we have used the maximum charges that can be expected. Please understand that lender, title company and escrow charges vary from company to company; therefore, these figures **cannot** be guaranteed by preparer. Buyer is advised to seek the advice of a tax accountant or CPA.

I/we have read the above and acknowledge receipt of a copy of this form.

Buyer _____ Date _____ Buyer _____ Date _____