



SELLERS NET PROCEEDS – VA LOAN

Seller's Name \_\_\_\_\_

Property Address \_\_\_\_\_

Anticipated Sales Price: \$ \_\_\_\_\_

Seller's Loan Payoff:

- Principal (remaining balance due on existing loan) \$ \_\_\_\_\_
Interest (1 month payment) \$ \_\_\_\_\_
If Payoff Loan is FHA deduct an additional month Payoff Statement/Demand Fee (\$60.00 per loan) \$ \_\_\_\_\_
Reconveyance Fee (\$45.00 per loan) \$ \_\_\_\_\_
Prepayment Penalty, if any (see existing Note) \$ \_\_\_\_\_
Recording Fee for release (\$25.00) \$ \_\_\_\_\_

Total of 1st Payoff \$ \_\_\_\_\_

Seller's Add'l Loan Payoffs, if any

Subtract Total of Payoffs \$ \_\_\_\_\_

Title Company Fees:

- Policy of Title Insurance (see title company chart/Owners policy) \$ \_\_\_\_\_
Payoff Fee to title company (sub escrow fee) \$65.00 \$ \_\_\_\_\_
Recording Fees (\$10.00 - \$30.00) \$ \_\_\_\_\_
Documentary Transfer Tax (\$1.10/\$1,000; if LA City add \$4.50/\$1000) \$ \_\_\_\_\_
Reconveyance Fee (\$45.00) \$ \_\_\_\_\_
Title Company Wire Fee (\$30.00) \$ \_\_\_\_\_

Escrow Fees:

- Base Escrow Fee (\$2.00/\$1,000 + \$200.00) \$ \_\_\_\_\_
Document Preparation Fee (\$75.00) \$ \_\_\_\_\_
Demand Fee (\$50.00 each) \$ \_\_\_\_\_
DOC Audit Fee (\$25.00) \$ \_\_\_\_\_

Termite Company Fees:

- Termite Inspection only (\$65.00 plus repairs) \$ \_\_\_\_\_
Termite Completion/repairs \$ \_\_\_\_\_

Homeowners Association, if any:

- Homeowners Dues (monthly amount) \$ \_\_\_\_\_
Transfer Fee (\$150.00 - \$350.00) \$ \_\_\_\_\_
HOA Doc Fee (\$150.00 - \$250.00) \$ \_\_\_\_\_

Prorations:

- Property Tax Proration \$ \_\_\_\_\_
(6 mo. Taxes ÷ by 180 = per diem x # of days that Seller owns property)
HOA Proration, if any \$ \_\_\_\_\_
(Dues ÷ by 30 = per diem x # of days that Seller owns prop. -15 is safe)
Rent Proration, if any \$ \_\_\_\_\_
(Rent ÷ 30 = per diem x # of days that Seller owns prop. Max. 30 days)
Security Deposits, if any \$ \_\_\_\_\_

Real Estate Broker Fees:

- Service Fee/Commission (6%) \$ \_\_\_\_\_
Transaction Coordinator Fee (\$250.00 - \$350.00 Seller's Portion) \$ \_\_\_\_\_

Buyer's Costs Paid by Seller:

- Loan Discount Points (1.5% of loan amount -or- get quote from lender) \$ \_\_\_\_\_
Loan Origination Fee (1.0% of loan amount -or- get quote from lender) \$ \_\_\_\_\_
\*\*Bring Total of Non-Allowable Fees from VA Cost Breakdown Sheet \$ \_\_\_\_\_
Transaction Coordinator Fee (\$250.00 - \$350.00 Buyer's Portion) \$ \_\_\_\_\_

Other Charges:

- Home Warranty (\$350.00 plus add'l features) \$ \_\_\_\_\_
Property Hazard Disclosure (\$49.00 - \$120.00) \$ \_\_\_\_\_
Notary Fees paid to notary (\$10.00 per signature) \$ \_\_\_\_\_
Misc. Fees/Costs (\$500.00 Pad refunded if not needed) \$ \_\_\_\_\_

Subtract Total Fees ! \$ \_\_\_\_\_

Estimated Seller Net Proceeds \$ \_\_\_\_\_

Note: This estimate has been prepared to assist the Sellers 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. Seller is advised to seek the advice of a tax accountant or CPA. The Seller net proceeds will adjust based on any differences in unpaid loan balances, impound account adjustments, if any, and any expenses for unanticipated required repairs or corrective work. Seller is to continue to make all customary payments throughout the escrow period. I/we have read the above and acknowledge receipt of a copy of this form.

Seller \_\_\_\_\_ Date \_\_\_\_\_ Seller \_\_\_\_\_ Date \_\_\_\_\_