



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 _____