

# ESTIMATE OF NET TO SELLER



2023 Printing

Seller: \_\_\_\_\_ Date Prepared: \_\_\_\_\_

Address: \_\_\_\_\_ Projected Closing Date: \_\_\_\_\_

County: \_\_\_\_\_ Month Tax Bill Paid: \_\_\_\_\_

1. **Sales Price** \$ \_\_\_\_\_

## **Present Loan Pay-Off Expenses:**

2. 1st mortgage principal balance after last payment \$ \_\_\_\_\_

3. Failure to notify bank penalty + \$ \_\_\_\_\_

4. Pre-payment penalty + \$ \_\_\_\_\_

5. Accrued Interest (Principal Balance \$ \_\_\_\_\_ x Rate \_\_\_\_\_%  
÷ 360 (365 VA/FHA) X # of days to closing \_\_\_\_\_) (1<sup>st</sup> Mortgage) + \$ \_\_\_\_\_

6. 2nd mortgage/home equity loan principal balance  
after last payment + \$ \_\_\_\_\_

7. Accrued Interest (Principal Balance \$ \_\_\_\_\_ x Rate \_\_\_\_\_%  
÷ 360 (365 VA/FHA) X # of days to closing \_\_\_\_\_) (2<sup>nd</sup> Mortgage) + \$ \_\_\_\_\_

8. **Subtotal Present Loan Pay-Off Expenses (Add 2 through 7)** - \$ \_\_\_\_\_ **0.00**

## **Costs of Sale:**

9. Seller's Contributions at Closing \$ \_\_\_\_\_

10. Unpaid Property Taxes (Annual taxes \$ \_\_\_\_\_  
÷ 365 X # of days from January 1 to closing \_\_\_\_\_) + \$ \_\_\_\_\_

11. Special Assessments (i.e. Association Fees) + \$ \_\_\_\_\_

12. Survey + \$ \_\_\_\_\_

13. Home Inspection Repairs/Clean-Up + \$ \_\_\_\_\_

14. Real Estate Brokerage Fee + \$ \_\_\_\_\_

15. Document Preparation Fees (FHA/VA) + \$ \_\_\_\_\_

16. Prorated rent to Buyer + \$ \_\_\_\_\_

17. Security Deposit Transferred (Buyer or Tenant) + \$ \_\_\_\_\_

18. HOA Closing Fees + \$ \_\_\_\_\_

19. Other \_\_\_\_\_ + \$ \_\_\_\_\_

20. Other \_\_\_\_\_ + \$ \_\_\_\_\_

21. Other \_\_\_\_\_ + \$ \_\_\_\_\_

22. **Subtotal Costs of Sale (Add 9 through 21)** - \$ \_\_\_\_\_ **0.00**

## **Credits:**

23. Pre-Paid Property Taxes (Annual taxes \$ \_\_\_\_\_  
÷ 365 X # of days from closing to December 31, \_\_\_\_\_) + \$ \_\_\_\_\_

24. Escrow Refund of Taxes & Insurance (Usually received  
30 days after closing) + \$ \_\_\_\_\_

25. Other \_\_\_\_\_ + \$ \_\_\_\_\_

26. **Subtotal Credits (Add 23 through 25)** + \$ \_\_\_\_\_ **0.00**

27. **ESTIMATE OF NET TO SELLER (LINE 1 – 8 – 22 + 26)** \$ \_\_\_\_\_ **0.00**

The above information is based on data available as of this date. Additional monthly payments and accrued interest may reduce the loan payoff. Fees such as warehouse fees, tax service, lender inspection, photos, document preparation, handling fees, courier fees, etc. may also appear on the closing statement. No representation is made as to the accuracy or completeness of this form. This is an estimate only.

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