



SELLERS NET PROCEEDS – FHA LOAN WORKSHEET

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 Additional Loan Payoffs, if any Subtract Total of Payoffs - \$ _____

Title Company Fees:

- Policy of Title Insurance (see title company chart/owners policy) \$ _____
Recording Fees (\$25.00) \$ _____
Documentary Transfer Tax (\$1.10/\$1,000; if LA City add \$4.50/\$1000) \$ _____
Payoff Fee to Title Company Sub-Escrow Fee (\$65.00 seller's portion only) \$ _____
Overnight Mail Fees (\$50.00) (sellers loan payoff) \$ _____
Reconveyance Fee (\$45.00) (sellers existing loan) \$ _____

Escrow Fees:

- Base Escrow Fee (\$2.00/\$1,000 + \$200.00) \$ _____
Document Preparation (\$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 Fees, if any:

- Homeowners Dues (monthly amt.) \$ _____
Transfer Fee (\$150.00 - \$350.00) \$ _____
HOA Doc Fee (\$150.00 - \$250.00) \$ _____

Other Charges:

- Home Warranty (\$350.00 plus add'l features) \$ _____
Property Hazard Disclosure (\$49.00 - \$120.00) \$ _____
Withholding for Franchise Tax Board (3.33% of price) – Investment Property \$ _____

Prorations:

- Property Tax Proration \$ _____
(6 mo. taxes ÷ 180 = per diem x days in 1/2 tax year that Seller owns property)
HOA Proration, if any \$ _____
(Dues ÷ 30 = per diem x days that Seller owns subject)
Rent Prorations & Security Deposits, if any \$ _____

Buyer's Non-Allowable Costs Paid by Seller

- Non-Allowable Lender Fees: \$ _____
Non-Allowable Title Fees: \$ _____
Non-Allowable Escrow Fees: \$ _____

Real Estate Broker Fees:

- Commission / Service Fee (6%) \$ _____
Transaction Coordinator Fee (\$250.00 - \$350.00) \$ _____

Miscellaneous Fees / Costs:

- Escrow Pad (\$500.00 minimum, refunded if not needed) \$ _____

Subtract Total Closing Costs - \$ _____

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 _____