

Seller's Estimated Net Worksheet

Property Address : _____

Sale Price: _____ (1)

A. Expenses:

Title Search / Title Abstract (<i>typically \$165-\$900 - cost increases as length of time since property was purchased or refinanced</i>)	\$ -
Survey (<i>approx. \$450 for residential lot</i>)	\$ -
Deed Stamps (Erie County: \$9/\$1000 (\$4/\$1000 if Age 62+ Primary Resident), Niagara County: \$4/\$1000)	
Enter 4 or 9 _____	\$ -
Attorney Fee	\$ -
Sales commission (___ % Sales Price or Flat Fee)	
Enter Percentage _____	\$ -
Enter Flat Rate _____	
Home Warranty (If applicable)	\$ -
City/Town Inspection Fee: Sewer, Sump Pump, Well, Septic, etc. (if applicable)	\$ -
Seller's Concessions (if applicable)	\$ -
Title Affidavit (approx. \$50.00)	\$ -
Filing Fee (approx. \$100)	\$ -
Miscellaneous (<i>estimate \$250 for recording affidavits and/or agreements, application fees for required certificates, tax receipts, copies, delivery charges, water, escrow, etc.</i>)	\$ -

Total \$ - (2)

B. Mortgage & Liens

Mortgage Payoff Balance (Primary)	\$ -
Secondday Financing Payoff Balance (Second Mtg, Home Equity, Home Improvement, Owner Hold)	\$ -
Grant:Community/City	\$ -
Discharge of Mortgage Fee (approx. \$50)	\$ -
Miscellaneous	\$ -

Total \$ - (3)

C. Adjustments: (Attorney adjusts for items paid before closing)

Fuel (if applicable-oil/propane)	-
County Taxes (+/-)	\$ -
School Taxes (+/-)	\$ -
Village Taxes (+/-)	\$ -
City/Town Taxes (+/-)	\$ -

Total \$ - (4)

Seller's Equity / Cash at Closing **1 - (2 + 3 + 4) =** \$ - (5)

Seller realizes the above figures are approximate; my attorney and/ or lender prior to closing will provide the true figures. Additional expenses and legal fees may apply.

Seller's Signature: _____ **Date:** _____

Print Name: _____

Seller's Signature: _____ **Date:** _____

Print Name: _____