

SELLER'S NET PROCEEDS WORKSHEET

Analyze how much you will earn using different sales scenarios. Remember that the real estate commission is NOT the only negotiable item: the costs of title insurance, closing services and attorney fees may vary greatly from company to company – so always for an estimate and disclosure - in writing - from any broker, attorney, title, closing or mortgage service.

Base on the following on an estimated sales price of: \$ _____

1 st mortgage payoff	_____	
2 nd mortgage payoff	_____	
Transfer tax (\$3 per thousand)	_____	
Title insurance	_____	
Tax pro ration	_____	
Closing service fees	_____	
Miscellaneous pro rations ((((water, sewer, special assessments, etc)	_____	
Discount points (or other credits to the buyer)	_____	
Document recording fees	_____	
Real estate commissions:		
Listing broker	_____	- BuyHomes.com .01% of sales price.
Buyer's agent	_____	- MLS agent commission – (2.4% if any MLS agent is involved in the sale).
Other brokerage fees	_____	- Upfront Listing \$333 (Approximate) Savings Range = 3.6% to 6%
Attorney fees	_____	
Miscellaneous	_____	
Estimated Total Costs:	_____	

SALES PRICE: _____

MINUS

Estimated Total Costs: _____

EQUALS

Your Estimated Net Proceeds: _____