

**Century 21 Luger Realty**  
**Seller's Net Proceeds Estimate**

For the Property at \_\_\_\_\_

Estimated balance on mortgage	
Estimated balance on CD or 2nd mortgage	
Other loans, equity line, or home improvement	
Prorated interest	
Recording fees (apx \$150)	
Conservation fee (\$5)	
Real estate taxes (per purchase agreement)	
Closing fee (apx \$300)	
Real estate brokerage fee	
Broker admin fee	
Special assessment search (apx \$45)	
Abstract extension (usually \$300-\$500)	
Loan discount points (_____ %)	
State deed tax (.0033 X sale price; .0034 in counties of Hennepin and Ramsey)	
Levied assessments	
Pending assessments (approximately 200% of estimate)	
Water bill	
Misc. lender fees (per purchase agreement)	
VA lender closing fee (\$300, only for VA loans)	
Work order maximum (per purchase agreement)	
Courier fee (\$60 per loan payoff)	
Inspection, if required by municipality	
Home warranty if purchased for buyer	
Other:	
<b>Total Estimated Expenses</b>	

Sale Price	
Less Total Estimated Expenses	
<b>Estimate Cash Proceeds at Closing</b>	

**NOTE:** The above information has been obtained from various sources normally considered reliable. Such information, however, may be subject to changes and/or errors or omissions in reporting and recording, and the preparer cannot, therefore, and does not guarantee or warrant the accuracy or completeness of such information. Sellers hereby acknowledge this disclaimer:

Seller \_\_\_\_\_

Seller \_\_\_\_\_

Date \_\_\_\_\_

Date \_\_\_\_\_

Prepared by: \_\_\_\_\_

Century 21 Luger Realty

Date: \_\_\_\_\_