



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/closing cost contribution (_____ %)	
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	
Association documents/disclosures	
Other:	
Total Estimated Expenses	

Sale Price	
Less Total Estimated Expenses	
Estimate Cash Proceeds at Closing	

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: _____