

Proposed Net Sheet

Property Address: _____ Date: _____

	At Listing	At Contract
Listing Price/Contract Price	\$ _____	\$ _____
Expenses:		
Existing First Loan	\$ _____	\$ _____
Existing Second Loan	\$ _____	\$ _____
Prepayment Penalties	\$ _____	\$ _____
Title Insurance	\$ _____	\$ _____
Miscellaneous*	\$ _____	\$ _____
Buyer Loan Fees (FHA)**		\$ _____
Buyer Closing Costs		\$ _____
Real Estate Taxes at Closing	\$ _____	\$ _____
PRO fee	\$ _____	\$ _____
Buyer Realtor fee	\$ _____	\$ _____
Estimated Seller Proceeds***	\$ _____	\$ _____

*Includes release fees, express payoff, ½ closing fee.

**Includes tax certificate, realty tax service, assignment of deed of trust, document preparations.

***Also charged as closing will be utilities, HOA fees, HOA reserves, etc.

Real estate taxes may be paid in an escrow account which Seller will receive a refund up to 30 days after closing. Therefore, taxes are an expense at closing. Seller is charged January 1 to date of closing.