

## Estimated Seller's Net Sheet

Closing Date: 05-11-2023

Estimate Date: 04-21-2023

### Client Information

Client Name: Bob and Molly James  
 Property Address: 1223 Front St  
 City: Dallas

### Prepared By

Agent Name: Jenn Sells  
 Company Name: Sell Your Home RE  
 Email: jenn@tiservicesllc.com

	Debit	Credit	Debit	Credit	Debit	Credit
Sales Price :		\$469,000.00		\$490,000.00		\$512,000.00
1st Loan Payoff Amount :	\$360,000.00		\$360,000.00		\$360,000.00	
Other Payoff(s) :	\$5,000.00		\$5,000.00		\$5,000.00	
Title Insurance - Owners Policy :	\$2,777.00		\$2,888.00		\$3,004.00	
State of Texas Guaranty Fee :	\$2.00		\$2.00		\$2.00	
Escrow Fee :	\$300.00		\$300.00		\$300.00	
Courier/Delivery Fee :	\$15.00		\$15.00		\$15.00	
Tax Certificate/Report :	\$40.25		\$40.25		\$40.25	
Recording Fees :	\$25.00		\$25.00		\$25.00	
Outside Attorney Doc Prep Fees :	\$80.00		\$80.00		\$80.00	
Attorney's Fees :	\$450.00		\$450.00		\$450.00	
Home Warranty :	\$300.00		\$300.00		\$300.00	
Buyer's Agent Commission : 2.8%	\$13,132.00		\$13,720.00		\$14,336.00	
Listing Agent Commission : 2.8%	\$13,132.00		\$13,720.00		\$14,336.00	
Seller's Contribution to Buyer's Closing Costs :	\$500.00		\$500.00		\$500.00	
Property Tax Proration (estimate) :	\$1,076.71		\$1,076.71		\$1,076.71	
HOA Transfer Fee :	\$150.00		\$150.00		\$150.00	
Resale Certificate :	\$200.00		\$200.00		\$200.00	
Sub Total	\$397,179.96		\$398,466.96		\$399,814.96	

### Estimated Seller's Net

**\$71,820.04**

**\$91,533.04**

**\$112,185.04**

#### Information used to Calculate

Property Type:	Single Family
Owner's Policy:	Seller
Property Taxes (estimate):	3,000.00

Disclaimer: The information provided in this Estimated Seller's Net Sheet reflects an estimate of the typical charges, which you are likely to incur in the settlement of your real estate transaction. The rates, fees, state & local recording/filing fees and governmental transfer taxes listed are estimated as of the date of the requested quote and based on the transactional information provided for the quote. Please note that rates, fees, state and local recording/filing fees and governmental transfer taxes are subject to change until an order for title insurance services has been placed with a selected title company. In addition, your transaction may not involve a charge for every item listed and may require additional coverages, endorsements and services currently unknown. If you have questions regarding this estimate, please consult your real estate professional and/or the title company listed herein.