



APPROX. SELLER'S COSTS

DATE: _____

PROPERTY ADDRESS: _____

SALES PRICE: _____

- ENCUMBRANCES: _____

First Trust Deed _____

Second Trust Deed _____

Other Encumbrances _____

Total Encumbrances _____

- ESTIMATED EXPENSES: _____

Policy of Title Insurance _____

State/County Tax Stamps _____

Estimated Escrow Fees (including drawing of deed and obtaining demands) _____

Termite Inspection Report _____

*Prepayment penalty (if any) (GI-none) (FHA 1%) (Conv-6 mos.) _____

Re-conveyance Fee _____

Lenders Demand Beneficiary _____

Proration of existing loan (Accrued interest) _____

Miscellaneous _____

Sales fee of (commission) _____

Total Expenses _____

- Approximate Total Expenses and Encumbrances _____

Approximate Net Cash to seller _____

— (price less total Expenses & Encumbrances) _____

- OTHER POSSIBLE CREDITS/DEBITS: _____

Proration of Taxes _____

Return of balance in Impound Account _____

Proration of/cancellation of fire insurance _____

The estimate of seller's charges presented herein is prepared to assist the seller in computing such charges. Because of periodic variances in the amount of charges by lenders, escrow companies, and regulatory agencies, E Real Estate Corp. agents do not guarantee the accuracy of the within estimate of charges to the seller or any other person. This form is provided to the seller only as a convenience for estimating the computation of seller's charges.





APPROX. BUYER'S COSTS

DATE: _____

PROPERTY ADDRESS: _____

SALES PRICE: _____

1. Points for placing new loan _____

2. Interest on new loan _____
(figure at least 2 weeks)

3. Processing/Underwriting loan fees _____

4. Escrow Fees _____

5. ALTA Policy of Title Insurance _____
(on amount of loan)

6. County Transfer Tax _____

7. City Transfer Tax _____

8. Recording Fees _____

9. Tax prorations - Buyer is charged for any _____
portion of taxes sellers have paid in advance

10. New Fire Insurance - _____

11. Appraisal Fee: _____

12. Impounds for taxes and insurance - _____
Figure 6 month taxes and 2 months
insurance or expired portion of any
policy transferred

13. Miscellaneous Fees _____

14. Notary Fees _____

APPROXIMATE COSTS _____

DOWN PAYMENT _____

TOTAL _____

TOTAL MONTHLY PAYMENT: _____

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