



CALIFORNIA  
ASSOCIATION  
OF REALTORS®

# ESTIMATED SELLER'S PROCEEDS

SELLER \_\_\_\_\_ DATE \_\_\_\_\_

PROPERTY ADDRESS \_\_\_\_\_

This estimate is based on costs associated with \_\_\_\_\_ type of financing.

PROJECTED CLOSING DATE \_\_\_\_\_ ESTIMATED SELLING PRICE \$ \_\_\_\_\_

**ESTIMATED COSTS:**

- Escrow Fee \$ \_\_\_\_\_
- Drawing, Recording, Notary \_\_\_\_\_
- Title Insurance Policy \_\_\_\_\_
- Documentary Transfer Tax: \_\_\_\_\_
- County \_\_\_\_\_
- City \_\_\_\_\_
- Transfer Tax \_\_\_\_\_
- Prepayment Penalty \_\_\_\_\_
- Bene/Demand Fee \_\_\_\_\_
- Prorated Interest (all loans) \_\_\_\_\_
- Reconveyance Deed \_\_\_\_\_
- Misc. Lender Fees \_\_\_\_\_
- Appraisal Fee \_\_\_\_\_
- VA/FHA Discount \_\_\_\_\_ Points
- Preparation of Documents \_\_\_\_\_
- Misc. VA/FHA Fees \_\_\_\_\_
- Prorated Taxes \_\_\_\_\_
- Structural Pest Control Inspection \_\_\_\_\_
- Structural Pest Control Repairs \_\_\_\_\_
- Other Required Repairs \_\_\_\_\_
- Natural Hazard Disclosure Report \_\_\_\_\_
- Home Protection Policy \_\_\_\_\_
- Brokerage Fee \_\_\_\_\_
- Buyer's Closing Costs \_\_\_\_\_
- Security Deposits \_\_\_\_\_
- Prorated Rents \_\_\_\_\_
- Administrative/Transaction Fee \_\_\_\_\_
- Other Fees/Costs: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**ENCUMBRANCES (Approximate):**

- First Trust Deed \$ \_\_\_\_\_
- Second Trust Deed \_\_\_\_\_
- Bonds, Liens \_\_\_\_\_
- Other Encumbrances \_\_\_\_\_
- TOTAL:** \$ \_\_\_\_\_
- GROSS EQUITY:** \$ \_\_\_\_\_

**APPROXIMATE CREDITS:**

- Prorated Taxes \$ \_\_\_\_\_
- Prorated Insurance \_\_\_\_\_
- Impound Accounts \_\_\_\_\_
- Other: \_\_\_\_\_
- Other: \_\_\_\_\_
- TOTAL:** \$ \_\_\_\_\_

**RECAP:**

- ESTIMATED SELLING PRICE:** \$ \_\_\_\_\_
- LESS:**
- Total Encumbrances - \_\_\_\_\_
- Estimated Costs - \_\_\_\_\_
- Sub-Total \$ \_\_\_\_\_
- PLUS:**
- Approximate Credits + \_\_\_\_\_
- ESTIMATED SELLER'S PROCEEDS:** \$ \_\_\_\_\_
- LESS:**
- Purchase Money Note (If carried by Seller) - \_\_\_\_\_
- PLUS:**
- Proceeds From Sale of Purchase Money Note + \_\_\_\_\_

**ESTIMATED TOTAL COSTS:** \$ \_\_\_\_\_ **ESTIMATED SELLER'S CASH PROCEEDS:** \$ \_\_\_\_\_

This estimate, based upon the above projected selling price, type of financing and projected closing date, has been prepared to assist the Seller in computing his/her costs and proceeds. Lenders, title companies and escrow holders will vary in their charges. Expenses will also vary depending upon any required repairs, differences in unpaid loan balances, bond assessments, other liens, impound account, if any, and other items. Therefore, these figures cannot be guaranteed by the Broker or his/her representatives. All estimates and information are from sources believed reliable but not guaranteed.

I have read the above figures and acknowledge receipt of a copy of this form.

SELLER \_\_\_\_\_ Date \_\_\_\_\_

SELLER \_\_\_\_\_ Date \_\_\_\_\_

Real Estate Broker Firm \_\_\_\_\_

Presented by \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

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Published and Distributed by:  
REAL ESTATE BUSINESS SERVICES, INC.  
a subsidiary of the CALIFORNIA ASSOCIATION OF REALTORS®  
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REVISION DATE 10/2000  
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Reviewed by \_\_\_\_\_ Date \_\_\_\_\_  
Broker or Designee \_\_\_\_\_

