

Prepared For: _____ Date Prepared: _____

Property Address: _____

Listing Agent: _____

1. Selling Price.....	\$ _____	\$ _____	\$ _____
2. Present Mortgage.....	\$ _____	\$ _____	\$ _____
3. Interest Adjustment (1 month/2 months in FHA)			
Interest Adjustment from _____ to _____	\$ _____	\$ _____	\$ _____
4. Pay Off of C/D, 2nd Mortgage, Home Improve			
Loan, Appliance Financing, etc.	\$ _____	\$ _____	\$ _____
5. Interest Adjustment (C/D, 2nd Mortgage, etc)			
(1 month) Interest Adj. From _____ to _____	\$ _____	\$ _____	\$ _____
6. Pre-Payment Penalty on Mortgage.....	\$ _____	\$ _____	\$ _____
7. Mortgage Payoff Courier Fee (\$35).....	\$ _____	\$ _____	\$ _____
8. Contract for Deed Discount _____ % of \$ _____	\$ _____	\$ _____	\$ _____
9. Discount Points _____ % of \$ _____	\$ _____	\$ _____	\$ _____
10. Seller's Paying Buyer's Closing Costs.....	\$ _____	\$ _____	\$ _____
11. DVA Funding Fee (Per Purchase Agreement).....	\$ _____	\$ _____	\$ _____
12. DVA Closing Fee, Service Fee and Misc. Buyer			
Financing Fees on DVA Loans (approx. \$475.00).....	\$ _____	\$ _____	\$ _____
13. FHA Tax Service Fee and Misc. Buyer Financing Fees			
Charged to Seller on FHA Loans (approx. \$165.00).....	\$ _____	\$ _____	\$ _____
14. Association Dues (\$50-\$100).....	\$ _____	\$ _____	\$ _____
15. Association Letter Prep. Fee (\$10-\$50).....	\$ _____	\$ _____	\$ _____
16. Special Assessment Search (35.00).....	\$ _____	\$ _____	\$ _____
17. Special Assessments Levied, Approved of Record.....	\$ _____	\$ _____	\$ _____
18. Special Assessments, Pending (200%X estimated			
Assessments to be escrowed).....	\$ _____	\$ _____	\$ _____
19. The amounts on lines 17 and 18 are based upon figures			
Obtained on _____ (date) from _____	\$ _____	\$ _____	\$ _____
20. Plumbers and Municipality Connection Fee			
(Sewer Water).....	\$ _____	\$ _____	\$ _____
21. Brokerage Fee + Commission Fee.....	\$ _____	\$ _____	\$ _____
22. Closing Services Fee Approx. \$300-500.....	\$ _____	\$ _____	\$ _____
23. State Deed Tax (\$3.30 per \$1000)			
(Henn&Rams. Co.- \$3.40 per \$1000).....	\$ _____	\$ _____	\$ _____
24. Abstract (\$175-\$350); RPA fees (\$125-\$150).....	\$ _____	\$ _____	\$ _____
25. Recording Fees (approx. \$46 per document).....	\$ _____	\$ _____	\$ _____
26. Balance of Real Estate taxes Due at Closing			
(per Purchase Agreement).....	\$ _____	\$ _____	\$ _____
27. Other Expenses: (Survey, Water Test, Soil Test, Home			
Warranty Insurance, Sealing inoperable Well. Etc.).....	\$ _____	\$ _____	\$ _____
28. Filing Fee for Well Disclosure (\$35).....	\$ _____	\$ _____	\$ _____
29. Local Building Inspection, if required Municipality;			
(Truth in Housing Report, Code Compliance).....	\$ _____	\$ _____	\$ _____
30. Conservation Fee (\$5-\$10).....	\$ _____	\$ _____	\$ _____
31. OTHER.....	\$ _____	\$ _____	\$ _____
32. Total Estimated Selling Expenses (Line 2 to 31).....	\$ _____	\$ _____	\$ _____
33. Estimated Equity to Seller (Line 1 less Line 32).....	\$ _____	\$ _____	\$ _____
34. Less New Contract for Deed to Seller.....	\$ _____	\$ _____	\$ _____
35. Cash to Seller.....	\$ _____	\$ _____	\$ _____

The above figures are estimates only and much of the information contained herein has been reported to Keller Williams Premier Realty by financial institutions, state and local government authorities, and various other sources normally considered to be reliable. Such information however, may be subject to changes and/or undisclosed errors or omissions in recording or reporting. Keller Williams Premier Realty therefore, cannot and does not guarantee or warranty the accuracy or completeness of such information or estimates.

Seller: _____ (DATE)

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Listing Agent: _____ (DATE)

ESTIMATE OF PROCEEDS

- Line 2. Present Mortgage - The Seller's Current mortgage balance.
- Line 3. Interest Adjustment - One full month's interest. Note: if the mortgage balance on line 2 is a FHA Mortgage, estimate two months interest.
- Line 4. Pay Off of C/D, 2nd Mortgage, Home Improvement Loan - The current balance of all secondary financing.
- Line 5. Interest Adjustment - The same procedures as noted on line 3
- Line 6. Prepayment Penalty on Mortgage - Applies to conventional loans only. If the mortgage balance on line 2 is a conventional mortgage, the lender will determine if a pre-payment penalty is applicable and the amount of the penalty.
- Line 7. Mortgage Payoff Courier Fee - (\$35) Payoff of mortgage is delivered by courier to affect a timely payoff.
- Line 8. Contract for Deed Discount - If the Seller's contract for deed will be sold at a discount, the discount percentage times the amount of the contract for deed.
- Line 9. Discount Points - The number of points the Seller has agreed to pay times the Buyer's mortgage amount, including M.I.P or DVA Funding Fee, if applicable.
- Line 10. Seller Paying Buyer's Closing Cost - Buyer's closing cost, other than discount points, which the Seller has agreed to pay.
- Line 11. DVA Funding Fee - If the Seller has agreed to pay all or part of the funding fee, the agreed amount.
- Line 12. DVA Closing Fee - (approx. \$475) the DVA regulations requires the Seller to pay the Buyer's DVA closing fee.
- Line 13. Tax Service Fee & Misc. Buyer Financing Fees - (approx. \$165). FHA & DVA require the Seller to pay these fees.
- Line 14. Association Dues - Per purchase agreement (\$50-\$100).
- Line 15. Association Letter Prep. Fee - (\$10-\$50) Association to prepare current status of accounts.
- Line 16. Special Assessment Search - (\$30) Charged by Municipality to prepare current search.
- Line 17. Special Assessments Levied, Approved for Record - If Seller is paying the levied special assessments, the amount of the assessments.
- Line 18. Special Assessments Pending - Pending assessments cannot be paid at closing, but funds must be escrowed for future payments. Two times the pending assessments is escrowed.
- Line 19. The date and source of the special assessments information used to complete lines 17 and 18.
- Line 20. Plumber & Municipality Connection Fee - If the property is not connected to city sewer & water & they are available, the municipality or lender may require connection upon the sale of the property.
- Line 21. Brokerage Fee - The selling price is multiplied by the agreed upon percentage in the listing agreement + \$349.
- Line 22. Closing Services Fee - (\$300 - \$500) Per the Keller Williams Premier Realty agreement.
- Line 23. Deed Tax - This is based on selling price \$3.30 per thousand (Hennepin & Ramsey County \$3.40/\$1000). If Buyer is assuming present financing, deduct the assumed amount, and compute on the balance. IF SELLER IS HOLDING A CONTRACT FOR DEED with the Buyer, State Deed Tax is not paid until the contract is paid.
- Line 24. Abstract/RPA - (\$175-\$350) for abstract extension, (\$125-\$150) for the RPA if the property is Torrens.
- Line 25. Recording Fees - (\$46 per document) for recording papers signed at closing.
- Line 26. Balance of Real Estate Taxes Due at Closing - The amount of annual property tax the Seller has agreed to pay.
- Line 27. Other Expenses - Miscellaneous expense. Bids may be obtained for exact expense.
- Line 28. Filing Fee for Well Disclosure. (\$35)
- Line 29. Local Building Inspection - Certain Municipalities require the Seller to provide a "Truth in Housing Report" or a "Code Compliance". If applicable, enter the cost of the report. Check with municipality or sale manager.
- Line 30. State Tax required on transfer of all Real Estate.
- Line 31. Other - Any other expenses.
- Line 32. Total Estimated Selling Expenses - Total lines 2 through 31.
- Line 33. Estimated Equity to Seller - Line 1 less line 32.
- Line 34. Less New Contract for Deed to Seller - If Seller is going to carry a contract for deed and not sell it at a discount, enter the amount of the contract for deed.
- Line 35. Cash to Seller - Line 33 less line 34.