



MAINSTREET ORGANIZATION OF REALTORS®
SELLER ESTIMATED NET SHEET
[THE FIGURES BELOW ARE ESTIMATES AS OF THE DATE OF THIS NET SHEET.]



1 Prepared By: _____	
2 Property Address: _____	
3 Pin Number: _____	Date: _____
4 A. Estimated Selling Price	\$ _____
5 B. Expense of a Sale	
6 1) Single Family <i>[SPECIAL SERVICE AREAS & SPECIAL ASSESSMENTS]</i>	\$ _____
7 2) Condo/Townhouse <i>[MONTHLY ASSESSMENTS]</i>	\$ _____
8 3) Master Association Assessment <i>[IF ANY]</i>	\$ _____
9 C. Real Estate Taxes <i>[PRO-RATED AT _____ %]</i>	\$ _____
10 1) Current Year <i>[PRO-RATED]</i>	\$ _____
11 2) Prior Year(s) <i>[PRO-RATED]</i>	\$ _____
12 D. Transfer Taxes	
13 1) State and County (\$1.50 per \$1,000)	\$ _____
14 2) Village/City/Town	\$ _____
15 E. Title and Recording Expenses	\$ _____
16 F. Closing Cost Credits	\$ _____
17 G. Survey	\$ _____
18 H. Pest Inspection	\$ _____
19 I. Attorney Fees <i>[TO BE DETERMINED]</i>	\$ _____
20 J. 1 st Mortgage	\$ _____
21 1) 2 nd Mortgage	\$ _____
22 2) Line of Credit	\$ _____
23 3) Accrued Interest	\$ _____
24 4) Other <i>[REPAYMENT PENALTY, LIENS, ETC.]</i>	\$ _____
25 K. Municipal Water Bills	\$ _____
26 L. Municipal Inspection Fees	\$ _____
27 M. Compensation	\$ _____
28 N. Other Brokerage Compensation	\$ _____
29 O. Home Warranty Fees	\$ _____
30 P. Other Fees	\$ _____
31 <u>Total Expenses</u>	\$ <u>0.00</u>
32 SELLER'S(S') <u>ESTIMATED</u> NET	\$ <u>0.00</u>

33 The above information is provided to assist a client in estimating net proceeds of sale. Information is deemed reliable but
34 not guaranteed. Neither the broker nor the agent provides tax or legal advice and client should seek competent legal and
35 tax advice. The above is not a guaranty by the managing broker for a minimum amount to be realized by a client. Actual
36 terms and conditions control. Third party charges may vary. Time for payment of real estate taxes varies by region. Many
37 lending institutions holding escrow accounts retain such balances after closing.
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