



WEST SHELL

Estimated Proceeds of Sale

Fees and charges are ESTIMATES ONLY

Seller's Name: _____

Property Address: _____

Presented By: _____ Date: _____

Estimated Selling Price

\$ _____

A. Encumbrances Amount

1. First Mortgage	\$
2. Additional Mortgages and Equity Loans	\$
3. Interest to Closing	\$
4. Prepayment Penalty	\$

Total Encumbrances \$ _____

B. Estimated Selling Cost

1. Real Estate Commission	\$
2. Home Warranty Plan	\$
3. Property Tax and Assessment Proration	\$
4. Deed Preparation	\$
5. Transfer Tax/Conveyance Fee ¹	\$
6. Cancellation of Mortgage and Line of Credit	\$
7. Mortgage Discount points (FHA/VA)	\$
8. Repairs or Required Certifications	\$
9. Title Charges	\$
10. Closing Fee/Document Preparation	\$
11. Broker's Commission	\$
12. FHA/VA Bond Money Closing Fees	\$
13. MISCELLANEOUS ²	\$
14.	\$

Estimated Total Selling Costs \$ _____

C. Estimated Costs and Encumbrances

\$ _____

D. Approximate Seller's proceeds³ (Selling Price less estimated Costs and Encumbrances)

\$ _____

1 Transfer Tax/Conveyance fee. Butler County (3.00/1,000), Clermont County (4.00/1,000), Hamilton County (4.00/1,000), Warren County (3.00/1,000), Kentucky (1.00/1,000).

2 Miscellaneous charges could include association fee proration, rent and security deposit transfer, assumption fee, replacement of registered land certificate, assessment pay-off, city inspections, courier, etc.

3 The approximate seller's proceeds calculated above will vary according to any difference in unpaid loan balances, escrow account (if any) and any expenses for required corrective and/or preventative work. Possible additional credits or debts: prorations of property tax, proration or cancellation of fire insurance, encumbrances not disclosed by seller.

Seller _____ Date _____

Seller _____ Date _____

Broker/Sales Associate _____