Sellers Net Estimates of Proceeds

		Date Prepared:		
Listing Agent:		Option 1	Option 2	Option 3
1. Selling Price				
2. Present Mortgage				
3. Interest Adjustment if FHA (1 month/2/month) Months				
Interest Adjustment from _____ to _____ .....Rate				
4. Pay off of C/D, 2nd Mortgage, Home Improvement Loan, Loan				
Appliance Financing, etc. .....……..Rate				
5. Interest Adjustment (C/D, 2nd Mortgage, etc.) (1 month) .....……..				
Interest Adjustment from _____ to _____ .....Rate				
6. Pre-Payment Penalty on Mortgage				
7. Mortgage Payoff Courier Fee .....……				
8. Contract for Deed If Applicable				
9. Discount Points _____ % of $ _____				
10. Seller's paying Buyer's closing costs -.....				
11. VA Funding Fee (Per Purchase Agreement)				
12. VA Closing Fee, Service Fee and Misc. Buyer Financing Fees				
on VA loans (approx. $475.00)				
13. FHA Tax Service Fee and Misc. Buyer Financing Fees				
charged to Seller on FHA Loans (appox. $165.00)				
14. Association Dues				
15. Association Resale Disclosure Form Prep. Fee .....prepaid.....….				
16. Special Assessment Search ($30.00) appox.				
17. Special Assessments, Levied, Approved of Record				
18. Special Assessments, Pending (200% x estimated assessments				
to be escrowed)				
19. The amount on lines 17 and 18 are based upon figures				
obtained on __ (date) from Anoka County_____				
20. Plumbers and Municipality Connection Fee (sewer, water)				
21. Brokerage Fee _____%				
22. Closing Services Fee (appox. $200-$325)				
23. State Deed Tax ($3.40 per $1000)				
24. Abstract ($75-$250); RPA fees ($90-150) appox.				
25. Recording Fees (appox. $100.00-$130.00)				
26. Balance of Real Estate taxes Due at Closing				
(Per Purchase Agreement) Prorated.....				
27. Other Expenses: (Survey, Water Test, Soil Test,				
Home Warranty Insurance, Sealing inoperable Well, etc.)				
28. Filing Fee for Well Disclosure .....……				
29. Local Building Inspection, if required by Municipality:				
(Truth in Housing Report, Code Compliance) prepaid				
30. Conservation Fee ($5-$10)				
31. Broker Admin Fee Greater Midwest Realty appox. $499.00				
32. Total Estimated Selling Expenses (lines 2 to 32)				
33. Estimated Equity to Seller (line 1 less line 33)				
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 Greater Midwest 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. Greater Midwest Realty therefore, cannot and does not guarantee or warranty the accuracy or completeness of such information or estimates.

Signature:_____**Date:**_____ **Signature:**_____**Date:**_____