

LOSS REALTY GROUP

SELLER'S ESTIMATED CLOSING EXPENSES AND NET BALANCE SHEET

PROPERTY ADDRESS: _____

SALE PRICE OF PROPERTY: \$ _____

LESS EXPENSES:

- 1) Owner's Title Insurance: \$ _____
- 2) Attorney's Fee/Deed Preparation: \$ _____
- 3) County Transfer Fee (Conveyance Fee): \$ _____
- 4) Escrow Fee: \$ _____
- 5) Discount Points: \$ _____
- 6) Termite Inspection: \$ _____
- 7) Real Estate Brokerage Fee: \$ _____
- 8) Mortgage Cancellation Fee: \$ _____
- 9) Assessment Pay Off: \$ _____
- 10) Estimated Tax Proration: \$ _____
- 11) Estimated Mortgage Payoff \$ _____
- 12) Buyer's Closing Costs (If Applicable): \$ _____
- 13) Document Preparation: \$ _____
- 14) Home Warranty (If Applicable): \$ _____
- 15) Miscellaneous Invoices at Closing: \$ _____
- 16) Estimated HOA Fee Proration: \$ _____

TOTAL OF ESTIMATED EXPENSES: \$ _____

ESTIMATED BALANCE / NET PROCEEDS TO SELLER: \$ _____

EXPLANATION OF THE FOREGOING ITEMIZED EXPENSES:

- 1) Base cost of \$250.00 plus \$6.60 per \$1,000.00 of the sale price.
- 2) Average deed preparation charge by attorneys is \$45.00 to \$60.00.
- 3) \$4.00 per \$1,000.00-Lucas County and \$3.00 per \$1,000.00-Wood County (or any part thereof) of the sale price.
- 4) Average escrow charge or closing fee is \$250.00 (could vary by title company).
- 5) Varies (One Point is 1% of the mortgage amount).
- 6) Average charge for termite inspection is \$80.00 to \$90.00.
- 7) Average of 7% of total sale price with a minimum fee of \$2,800.00.
- 8) Fee determined by the County Courthouse – Average of \$32.00.
- 9) Would be agreed upon between Seller and Purchaser on the Purchase Agreement.
- 10) Depends on County where property is located. (Due & Payable Method – Lucas County Due Dates: June 20th and December 20th – prorate from these dates forward to closing plus any pre-paid. Lien Date Method – Wood County: Prorate from last due date (either January 1st or July 1st) to closing date and add-in any unpaid. Seller is responsible for any delinquencies and/or penalties.
- 11) May fluctuate based on closing date and any pay-off penalties by Lender.
- 12) Seller paying all or a portion of Purchaser's closing costs.
- 13) Preparation of additional paperwork by Lender (VA \$350.00 / FHA \$200.00).
- 14) Average cost for 1-Year Home Warranty: \$375.00 to \$500.00
- 15) Any additional bills to be paid at the Closing (Wiring Fees; Overnight Fees; Etc.)
- 16) Fee(s) paid to Homeowners Association for common area maintenance.

**While above figures are believed to be close estimates, they are not to be guaranteed figures. All expenses should be verified and confirmed prior to closing.*