



ESTIMATED SELLER PROCEEDS
(C.A.R. Form ESP, Revised 4/06)

SAMPLE

SELLER: _____ DATE: _____

PROPERTY ADDRESS: _____

This estimate is based on costs associated with _____ type of financing.

PROJECTED CLOSING DATE: _____ PROPOSED SALE PRICE: \$ _____

Current Annual Property Taxes: \$ _____ Rate: _____ % Monthly Homeowners Dues, if any: \$ _____

CHARGES BY EXISTING LIEN HOLDERS

Interest to payoff date (first loan) # Days \$
Interest (secondary financing) # Days \$
Interest on lines of credit or other financing \$
Prepayment penalty \$
Demand and Reconveyance fees \$
Other lender fees (wire transfers, courier, etc.) \$

ENCUMBRANCES (EXISTING LIENS)

First Loan Rate: % \$
Secondary Financing Rate: % \$
Secured Lines of Credit \$
Bonds, Liens, etc. \$
Other \$
TOTAL ENCUMBRANCES \$

ESCROW AND TITLE CHARGES

Escrow Fee including any Exchange Fees \$
Title Insurance Policy \$
Drawing, Notary and Recording Fees \$

GROSS EQUITY \$
(Expected sale price less encumbrances)

OTHER EXPENSES & PRORATIONS

Brokerage -Listing Amount \$ or % \$
Fee -Selling Amount \$ or % \$
Transfer Tax-County Rate per \$1,000 \$
-City Rate per \$1,000 \$
Property Taxes # Days \$
Homeowners Dues # Days \$
Buyer's Closing Costs \$
Natural Hazard Disclosure and/or other Reports \$
Wood Destroying Pest and/or other Inspection Fees \$
Corrective Work and/or other Repairs \$
Home Warranty Program \$
Rents and Security Deposits \$
VA/FHA Discount Points and Fees \$
HOA Transfer and/or Move-Out Fees \$
Other \$

ESTIMATED CREDITS

Prorated Property Taxes # Days \$
Prorated Homeowners Dues # Days \$
Other \$
Other \$

TOTAL ESTIMATED CREDITS \$

PROCEEDS RECAP

Expected Sale Price \$
LESS Total Encumbrances -
LESS Total Estimated Expenses -
PLUS Total Estimated Credits +

ESTIMATED TOTAL SELLER PROCEEDS \$

TOTAL ESTIMATED EXPENSES \$

LESS any Note Carried by Seller -
LESS any Federal/State Withholding -

ESTIMATED SELLER CASH PROCEEDS \$

This estimate, based upon the above sale price, type of financing and projected closing date, has been prepared to assist Seller in estimating costs and proceeds. Amounts will vary depending upon differences between actual and estimated repairs that may occur in the transaction, unpaid loan balances, assessments, liens, impound accounts, charges by lenders, escrow companies, title insurers and other service providers and other items. Not all liens may yet have been identified. Neither Broker nor Agent guarantee these figures represent the actual, or only, amounts and charges. By signing below Seller acknowledges that Seller has read, understands and received a copy of this Estimated Seller Proceeds.

Seller _____ Date _____
Seller _____ Date _____
Real Estate Broker (Firm) _____ DRE Lic. # _____
By (Agent) _____ DRE Lic. # _____ Date _____
Address _____ City _____ State _____ Zip _____
Telephone _____ Fax _____ E-mail _____

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SAMPLE

Reviewed by _____ Date _____

