



ESTIMATED SELLER PROCEEDS

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

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 + _____

TOTAL ESTIMATED EXPENSES \$ _____

ESTIMATED TOTAL SELLER PROCEEDS \$ _____

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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Reviewed by _____ Date _____

