TheGroup

Proposed Net Sheet

Property Address: ______________________________ Date: ______________

	At Listing	At Contract
Listing Price/Contract Price	$ ______________	$______________
Expenses: Existing First Loan	$ ______________	$______________
Existing Second Loan	$______________	$______________
Prepayment Penalties	$______________	$______________
Title Insurance	$______________	$______________
Miscellaneous[1]	$______________	$______________
Buyer Loan Fees (FHA)[2]		$______________
Buyer Closing Costs		$______________
Real Estate Taxes at Closing	$______________	$______________
Listing Broker Fee	$______________	$______________
Buyer's Broker Fee[3]	$______________	$______________
Carrying Costs:		
First Mortgage	$______________	
Second Mortgage	$______________	
Insurance	$______________	
Taxes	$______________	
Maintenance[4]	$______________	
Utilities	$______________	
Other	$______________	
Total Monthly Carrying Costs	$______________	x Months Carried ____
Total Carrying Costs	$______________	
Total Expenses	$______________	$______________
ESTIMATED Seller(s) Proceeds[5]	$______________	$______________

1 - Includes release fees, express payoff, 1/2 closing fee.
2 - Includes tax certificate, realty tax service, assignment of deed of trust, 1/2 closing fee, document preparation.
3 - The fee is negotiable.
4 - Yard care, snow removal, systems maintenance, HOA and winterization.
5 - Also charged at closing will be utilities, HOA fees, HOA reserves, etc.

Real estate taxes may be paid in an escrow account which Seller will receive a refund up to 30 days after closing - therefore, taxes are an expense at closing. Seller is charged January 1 to date of closing.