AMPLIFIER · SELLER LIBRARY

Seller Net Sheet

An estimate of what you could walk away with. Fill in what you know, then update it as the numbers change.

PROPERTY ADDRESS	PREPARED FOR	DATE

ITEM	EXPECTED Your likely scenario	CONSERVATIVE Lower price, more give
SALE		
Estimated sale price Based on recent comparable sales, not list prices		
COMPENSATION RATES (USED IN BOTH COLUMNS)		
Listing-side compensation rate Amplifier: 1.5%, paid at closing. Does not include buyer-broker compensation.	1.5 %	
Buyer-broker compensation rate, if agreed Negotiable. Enter 0 if none. Run it a few ways.	0 %	
ESTIMATED DEDUCTIONS		
Mortgage payoff From a written payoff quote. Interest accrues daily.		
Second mortgage / HELOC payoff		
Listing-side compensation Calculated: sale price × listing rate		
Buyer-broker compensation Calculated: sale price × buyer-broker rate		
Georgia transfer tax Calculated: about $1 per $1,000. Check the box below if the buyer pays.		
Closing attorney & settlement (seller side) Deed preparation, settlement charges, title items		
Property tax proration Credit to buyer for your share of the year		
HOA dues, assessments, transfer fees		
Seller concessions Closing-cost help or credits you agree to		
Repairs or repair credits After inspection, appraisal, or negotiation		
Home warranty		
Termite letter / treatment		
Liens, judgments, other obligations Anything attached to the property		
Other:		
☐ The contract assigns the transfer tax to the buyer (sets the transfer tax line to $0)		
Total estimated deductions		
Estimated net proceeds		

NOTES

Estimate only. This is not a quote, a guarantee of proceeds, or legal, tax, or financial advice. Actual figures depend on the sale price, payoff statements, contract terms, closing date, and the settlement statement prepared by the closing attorney. Other expenses not listed here may apply. Prorations and fees vary by property and transaction. Amplifier's 1.5% listing-side compensation is paid at closing and does not include buyer-broker compensation or other seller closing expenses.
Totals calculate automatically in Adobe Acrobat Reader. Some browsers and preview apps don't run form calculations; if totals stay blank, add the lines by hand.