

**SELLER ESTIMATED NET SHEET**

Prepared for: \_\_\_\_\_ ("Seller")

Property Address: \_\_\_\_\_

THE FOLLOWING ARE TYPICAL EXPENSES WHICH A SELLER IS OBLIGATED TO PAY OR IS REQUIRED BY OPERATION OF LAW, AND ALSO INCLUDES ITEMS WHICH MAY BE NEGOTIATED BY CONTRACT AND PRE-MARKETING EXPENSES. **SELLER ACKNOWLEDGES AND UNDERSTANDS THAT EACH ESTIMATE HEREON IS AN APPROXIMATION ONLY. SELLER SHOULD VERIFY THE ACCURACY OF THE CALCULATIONS.**

SALES PRICE	\$	\$	\$
<b>MORTGAGES/LIENS</b>			
1st Mortgage Payoff (estimated)			
2nd Mortgage Payoff (estimated)			
Home Equity Loan			
HOA Assessment(s)			
Pre-Payment Penalty on Loans			
Loans on Equipment for Home			
Other Lien:			
Other Lien:			
<b>CLOSING COSTS</b>			
Attorney Fee/Document Preparation			
Brokerage Fee: _____ % or \$ _____			
Closing Expenses Paid for Buyer			
Express Fees			
Home Warranty			
Miscellaneous (fax, copies, etc.)			
Pro-Rated HOA Dues			
Pro-Rated Taxes			
Recording Fees (estimate)			
Repairs from Home Inspection			
Revenue Stamps (\$2.00 per \$1,000)			
Survey			
VA Required Fees			
Other:			
Other:			
Other:			
<b>Pre-Marketing Inspections</b>			
Appraisal			
Home Inspection			
Pest Inspection			
Radon Inspection			
Well & Septic Inspection Fee			
Other:			
Other:			
<b>TOTAL ESTIMATED SELLER COSTS</b>	\$	\$	\$
<b>ESTIMATED NET PROCEEDS TO/FROM SELLER</b>	\$	\$	\$

THE NORTH CAROLINA ASSOCIATION OF REALTORS®, INC. MAKES NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION OF THIS FORM IN ANY SPECIFIC TRANSACTION.

Seller \_\_\_\_\_ Date \_\_\_\_\_ Agent \_\_\_\_\_ Date \_\_\_\_\_

Seller \_\_\_\_\_ Date \_\_\_\_\_



**STANDARD FORM 110**  
**Revised 1/2011**  
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