



# SOUTHERN REALTY

## Enterprises, Inc.



### ESTIMATED SALES EXPENSE & BUYER CLOSING COSTS

PROPERTY ADDRESS \_\_\_\_\_

SALES PRICE \_\_\_\_\_ SELLER \_\_\_\_\_ BUYER \_\_\_\_\_

REAL ESTATE CLOSING COSTS	EST. COST	BUYER	SELLER
DOC STAMPS ON DEED	(.70 PER \$100)	\$ _____	\$ _____
RECORDING THE DEED	\$10	\$ _____	\$ _____
CLOSING AGENT	\$50	\$ _____	\$ _____
TITLE INSURANCE (OWNERS)	PER CARD	\$ _____	\$ _____
TRANSFER FEE/ASSUMPTION FEE	VARIES	\$ _____	\$ _____
RECORD SATISFACTION OF MORTGAGE	\$10	\$ _____	\$ _____
PRE-PAYMENT PENALTY	USUALLY NA	\$ _____	\$ _____
TERMITE REPORT	\$50	\$ _____	\$ _____
BROKERAGE FEE	_____ %	\$ _____	\$ _____
HOME WARRANTY	\$340	\$ _____	\$ _____
EXPRESS MAIL FEES	\$20	\$ _____	\$ _____
FEDERAL REGULATORY COMPLIANCE FEE			\$ _____ 100.00
LOAN CLOSING COSTS MORTGAGE AMOUNT \$ _____			
LOAN DISCOUNT		\$ _____	\$ _____
ORIGINATION FEE (1% OF MTG. AMT.)		\$ _____	\$ _____
INTANGIBLE TAX (.002)		\$ _____	\$ _____
DOC STAMPS ON NOTE (.35 PER \$100)		\$ _____	\$ _____
APPRAISAL	\$310 CONV. \$275 GOVT.	\$ _____	\$ _____
APPLICATION FEE	NA	\$ _____	\$ _____
ATTORNEY'S FEE	EACH THEIR OWN	\$ _____	\$ _____
CREDIT REPORT	\$52.50	\$ _____	\$ _____
PHOTOGRAPHS/PHOTOCOPIES	NA	\$ _____	\$ _____
AMORTIZATION SCHEDULE	NA	\$ _____	\$ _____
INSPECTION FEES	\$200-250	\$ _____	\$ _____
RECORDING MORTGAGE	\$36	\$ _____	\$ _____
SURVEY	\$200	\$ _____	\$ _____
MORTGAGE TITLE INSURANCE	\$200	\$ _____	\$ _____
REPAIRS	PER CONTRACT	\$ _____	\$ _____
VA FUNDING FEE (NORMALLY 2%)	CALL LENDER	\$ _____	\$ _____
TAX SERVICE FEE	\$70	\$ _____	\$ _____
DOC. PREP. & UNDERWRITING FEE	\$300	\$ _____	\$ _____
MISCELLANEOUS FEES	VARIES	\$ _____	\$ _____
<b>PRORATIONS &amp; PREPAID ITEMS</b>			
TAXES (ESCROW) (3 MO.)		\$ _____	\$ _____
ESCROW ACCOUNT BALANCE (ASSUMPTION)		\$ _____	\$ _____
MIP/PMI MTG. INSURANCE PREMIUM		\$ _____	\$ _____
HAZARD INSURANCE (14 MO.)		\$ _____	\$ _____
PRE-PAID INTEREST (BUYERS)		\$ _____	\$ _____
SELLER'S TAXES		\$ _____	\$ _____
PRO-RATED HOMEOWNERS/CONDO FEES		\$ _____	\$ _____
FLOOD INSURANCE		\$ _____	\$ _____
<b>TOTAL ESTIMATED COSTS</b>		\$ _____	\$ _____

**BUYER'S ESTIMATED CASH REQUIREMENT**

SALES PRICE	\$ _____
LESS NEW MORT.	\$ _____
DOWN PAYMENT	\$ _____
PLUS ESTIMATED COSTS	\$ _____
TOTAL CASH INVESTED	\$ _____
LESS EARNEST DEPOSIT	\$ _____
NET CASH INVESTMENT AT CLOSING	\$ _____

**SELLER'S ESTIMATED PROCEEDS**

SALES PRICE	\$ _____
LESS PRESENT MTG.(S)	\$ _____
EQUITY	\$ _____
LESS EXPENSES	\$ _____
ESTIMATED PROCEEDS	\$ _____
LESS,SELLER HELD MTG(S)	\$ _____
ESTIMATED NET AT CLOSING	\$ _____

**BUYER'S ESTIMATED MONTHLY PAYMENT**

PRINCIPAL & INTEREST	\$ _____
PMI/MIP	\$ _____
HOMEOWNER'S INSURANCE	\$ _____
TAXES	\$ _____
ESTIMATED MONTHLY INV.	\$ _____

DATE \_\_\_\_\_  
 BUYER (S) \_\_\_\_\_  
 SELLER (S) \_\_\_\_\_

Estimated proceeds and estimated cash requirement may vary due to prorations based upon actual date of closing. The above figures are estimated and not guaranteed to be exact.