

OKLAHOMA REAL ESTATE COMMISSION

ESTIMATED NET TO SELLER

Property Address: _____ Closing Date _____
 Sales Price \$ _____
 Buyer's Loan Amount \$ _____

(Note: Number on left corresponds to HUD-1 Form)

	Conv	FHA	VA	Assump.	Cash
200. Taxes					
211. Prorated County Taxes _____ months					

700. Broker's Fees					
Commission _____ %					
Seller's Closing Fee					
Transaction Fee					

800. Items Payable in Connection with Loan					
802. Loan Discount %					
805. Final Inspection (Lender)					
**Seller Paid Buyer Costs-Required					
Seller Paid Buyer Costs (per Contract)					

1100. Title Charges					
1101. Settlement or Closing Fee – (all on VA)					
1107. Attorney Fee – Note & Mortgage					
Abstracting & Certification					
Special Assessments Letter					
Federal Court Check					
UCC Certification					

1200. Government Recording and Transfer Charges					
1201. Recording Fees					
1202. Mortgage tax & Mortgage Certificate					
1203. Documentary Stamps					

1300. Additional Settlement Charges					
1301. Mortgage Inspection Certificate					
FHA/VA Requirements					
Repairs-TRR					
Wood Infestation Report					
Courier/Express Mail					
Home Warranty Policy (Optional or Prorated)					
Homeowner Association Dues/Assessments					

*ESTIMATED TOTAL SELLING COSTS					
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Sales Price					
Less Estimated 1 st Mgt Payoff + 1 mo. interest					
Less Estimated 2 nd Mortgage Payoff					
*Less Estimated Total Selling Costs					
Less Owner Carry Mortgage					
Credits to Seller (Purchase Escrow Acct; HOA Prorations, Etc.)					
NET TO SELLER					

** Section 800 – Seller paid Buyer costs include fees associated with an FHA/VA loan which are not allowed to be paid by the Buyer. Costs vary at different financial institutions. THE ABOVE ARE ESTIMATED closing costs furnished on the date indicated below and may vary from those at transfer of deed. Payoffs on loans may vary from the figures above.

Seller's Acknowledgement: Seller understands these figures are approximate and may differ from those at Closing.

_____	_____	_____
Seller	Date	Company Name
_____	_____	_____
Seller	Date	Prepared by
		Date