



ESTIMATED SELLER PROCEEDS

(C.A.R. Form ESP, Revised 4/06)

SELLER: _____ DATE: _____

PROPERTY ADDRESS: _____

This estimate is based on costs associated with _____ type of financing.

PROJECTED CLOSING DATE: _____ PROPOSED SALE PRICE: \$ _____

Current Annual Property Taxes: \$ _____ Rate: _____ % Monthly Homeowners Dues, if any: \$ _____

CHARGES BY EXISTING LIEN HOLDERS

Interest to payoff date (first loan)	# Days _____	\$ _____
Interest (secondary financing)	# Days _____	\$ _____
Interest on lines of credit or other financing		\$ _____
Prepayment penalty		\$ _____
Demand and Reconveyance fees		\$ _____
Other lender fees (wire transfers, courier, etc.)		\$ _____

ENCUMBRANCES (EXISTING LIENS)

First Loan	Rate: _____ %	\$ _____
Secondary Financing	Rate: _____ %	\$ _____
Secured Lines of Credit		\$ _____
Bonds, Liens, etc.		\$ _____
Other		\$ _____
TOTAL ENCUMBRANCES		\$ _____

ESCROW AND TITLE CHARGES

Escrow Fee <input type="checkbox"/> including any Exchange Fees	\$ _____
Title Insurance Policy	\$ _____
Drawing, Notary and Recording Fees	\$ _____

GROSS EQUITY

(Expected sale price less encumbrances) \$ _____

OTHER EXPENSES & PRORATIONS

Brokerage -Listing <input type="checkbox"/> Amount \$ _____ or <input type="checkbox"/> _____ %	\$ _____
Fee -Selling <input type="checkbox"/> Amount \$ _____ or <input type="checkbox"/> _____ %	\$ _____
Transfer Tax-County Rate per \$1,000	\$ _____
-City Rate per \$1,000	\$ _____
Property Taxes # Days _____	\$ _____
Homeowners Dues # Days _____	\$ _____
Buyer's Closing Costs	\$ _____
Natural Hazard Disclosure and/or other Reports	\$ _____
Wood Destroying Pest and/or other Inspection Fees	\$ _____
Corrective Work and/or other Repairs	\$ _____
Home Warranty Program	\$ _____
Rents and Security Deposits	\$ _____
VA/FHA Discount Points and Fees	\$ _____
HOA Transfer and/or Move-Out Fees	\$ _____
Other	\$ _____
	\$ _____

ESTIMATED CREDITS

Prorated Property Taxes # Days _____	\$ _____
Prorated Homeowners Dues # Days _____	\$ _____
Other	\$ _____
Other	\$ _____

TOTAL ESTIMATED CREDITS \$ _____

PROCEEDS RECAP

Expected Sale Price	\$ _____
LESS Total Encumbrances	- _____
LESS Total Estimated Expenses	- _____
PLUS Total Estimated Credits	+ _____
ESTIMATED TOTAL SELLER PROCEEDS	\$ _____
LESS any Note Carried by Seller	- _____
LESS any Federal/State Withholding	- _____

TOTAL ESTIMATED EXPENSES \$ _____ **ESTIMATED SELLER CASH PROCEEDS** \$ _____

This estimate, based upon the above sale price, type of financing and projected closing date, has been prepared to assist Seller in estimating costs and proceeds. Amounts will vary depending upon differences between actual and estimated repairs that may occur in the transaction, unpaid loan balances, assessments, liens, impound accounts, charges by lenders, escrow companies, title insurers and other service providers and other items. Not all liens may yet have been identified. Neither Broker nor Agent guarantee these figures represent the actual, or only, amounts and charges. By signing below Seller acknowledges that Seller has read, understands and received a copy of this Estimated Seller Proceeds.

Seller _____ Date _____

Seller _____ Date _____

Real Estate Broker (Firm) _____ BRE Lic. # _____

By (Agent) _____ BRE Lic. # _____ Date _____

Address _____ City _____ State _____ Zip _____

Telephone _____ Fax _____ E-mail _____

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Reviewed by _____ Date _____

