

**OKLAHOMA REAL ESTATE COMMISSION**

**ESTIMATED NET TO SELLER**

Property Address: \_\_\_\_\_ Your Property Address \_\_\_\_\_ Closing Date \_\_\_\_\_

OK

Sales Price \$ \_\_\_\_\_

Buyer's Loan Amount \$ \_\_\_\_\_

X Conv	FHA	VA	Assump.	Cash
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**Taxes**

Prorated County Taxes _____ months					
Prorated property taxes usually refunded from escrow acct.					

**Broker's Fees**

Commission _____ %					
Seller's Closing Fee	<b>200.00</b>				

**Items Payable in Connection with Loan**

Loan Discount %					
Final Inspection (Lender)					
*Seller Paid Buyer Costs-Required					
Seller Paid Buyer Costs (per Contract)					

**Title Charges**

Settlement or Closing Fee – (all on VA)					
Attorney Fee – Note & Mortgage					
Abstracting & Certification	<b>550.00</b>				
Special Assessments Letter					
Federal Court Check					
UCC Certification					

**Government Recording and Transfer Charges**

Recording Fees					
Mortgage Tax & Mortgage Report					
Documentary Stamps <b>0.15%</b>					

<b>Additional Settlement Charges</b>	<b>Conv</b>	<b>FHA</b>	<b>VA</b>	<b>Assump.</b>	<b>Cash</b>
Survey or Mortgage Inspection Report					
FHA/VA Requirements					
Treatments and Repairs					
Wood Infestation Report					
Courier/Express Mail	<b>35.00</b>				
Home Warranty Policy (Optional or Prorated)					
Homeowner Association Dues/Assessments					

<b>ESTIMATED TOTAL SELLING COSTS</b>	<b>785.00</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
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<b>Sales Price</b>					
Less Estimated 1 <sup>st</sup> Mgt Payoff + 1 mo. interest					
Less Estimated 2 <sup>nd</sup> Mortgage Payoff					
Less Estimated Total Selling Costs	<b>785.00</b>				
Less Owner Carry Mortgage					
<b>Credits to Seller</b> (Purchase Escrow Acct, HOA Prorations, Etc.)					
<b>NET TO SELLER</b>	<b>-785.00</b>				

\* 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 \_\_\_\_\_ **NextHome Central Real Estate**  
 Company Name

\_\_\_\_\_  
 Seller Date \_\_\_\_\_ Prepared by **Steve Reese** \_\_\_\_\_  
 Date