



CALIFORNIA
ASSOCIATION
OF REALTORS®

ESTIMATED SELLER'S PROCEEDS

SELLER Joe Sample DATE February 3, 2006

PROPERTY ADDRESS 123 Cookie Circle, Anywhere CA 90000

This estimate is based on costs associated with Conventional, All Cash type of financing.

PROJECTED CLOSING DATE April 21, 2006 ESTIMATED SELLING PRICE \$ 400,000.00

ESTIMATED COSTS:

Escrow Fee	\$ <u>815.00</u>
Drawing, Recording, Notary	<u>120.00</u>
Title Insurance Policy	<u>1,199.00</u>
Documentary Transfer Tax:	
County	<u>440.00</u>
City	
Transfer Tax	
Prepayment Penalty	
Bene/Demand Fee	<u>45.00</u>
Prorated Interest (all loans)	<u>1,028.00</u>
Reconveyance Deed	<u>30.00</u>
Misc. Lender Fees	
Appraisal Fee	
VA/FHA Discount _____ Points	
Preparation of Documents	<u>140.00</u>
Misc. VA/FHA Fees	
Prorated Taxes	
Structural Pest Control Inspection	<u>100.00</u>
Structural Pest Control Repairs	
Other Required Repairs	
Natural Hazard Disclosure Report	<u>125.00</u>
Home Protection Policy	
Brokerage Fee	
Buyer's Closing Costs	
Security Deposits	
Prorated Rents	
Administrative/Transaction Fee	
Other Fees/Costs:	
<u>Wire Transfer</u>	<u>80.00</u>
<u>Home Inspection</u>	<u>375.00</u>
<u>HOA Transfer/Documents</u>	<u>250.00</u>
ESTIMATED TOTAL COSTS:	\$ <u>4,747.00</u>

ENCUMBRANCES (Approximate):

First Trust Deed	\$ <u>125,387.00</u>
Second Trust Deed	<u>42,728.00</u>
Bonds, Liens	
Other Encumbrances	<u>38,508.00</u>
TOTAL:	\$ <u>206,623.00</u>
GROSS EQUITY:	\$ <u>193,377.00</u>

APPROXIMATE CREDITS:

Prorated Taxes	\$ <u>600.00</u>
Prorated Insurance	
Impound Accounts	
Other:	
Other:	
TOTAL:	\$ <u>600.00</u>

RECAP:

ESTIMATED SELLING PRICE:	\$ <u>400,000.00</u>
LESS:	
Total Encumbrances	- <u>206,623.00</u>
Estimated Costs	- <u>4,747.00</u>
Sub-Total	\$ <u>188,630.00</u>
PLUS:	
Approximate Credits	+ <u>600.00</u>
ESTIMATED SELLER'S PROCEEDS:	\$ <u>189,230.00</u>
LESS:	
Purchase Money Note (If carried by Seller)	-
PLUS:	
Proceeds From Sale of Purchase Money Note	+ _____
ESTIMATED SELLER'S CASH PROCEEDS:	\$ <u>189,230.00</u>

This estimate, based upon the above projected selling price, type of financing and projected closing date, has been prepared to assist the Seller in computing his/her costs and proceeds. Lenders, title companies and escrow holders will vary in their charges. Expenses will also vary depending upon any required repairs, differences in unpaid loan balances, bond assessments, other liens, impound account, if any, and other items. Therefore, these figures cannot be guaranteed by the Broker or his/her representatives. All estimates and information are from sources believed reliable but not guaranteed.

I have read the above figures and acknowledge receipt of a copy of this form.

Real Estate Broker Firm A.C. Madison Real Estate Services

Presented by David Jordan

SELLER _____ Date _____
Joe Sample

Address 14125 Capri Drive #7; Los Gatos, CA

SELLER _____ Date _____

Phone (408)374-0519

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525 South Virgil Avenue, Los Angeles, California 90020

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ESP-11 (PAGE 1 OF 1) David Jordan
A.C. Madison Real Estate Services 14125 Capri Dr. #7 Los Gatos, CA 95032

Reviewed by _____ Date _____
Broker or Designee _____

