



TEXAS ASSOCIATION OF REALTORS®  
**SELLER'S ESTIMATED NET PROCEEDS**

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*The figures below are estimates. Actual costs and proceeds will vary. Estimates are not guaranteed.*

**Seller:** \_\_\_\_\_

**Property Address:** \_\_\_\_\_

Anticipated Closing Date: \_\_\_\_\_

Estimated Annual Property Taxes: \_\_\_\_\_ % of sales price = \$ \_\_\_\_\_

Estimated Annual Maintenance Fees: \$ \_\_\_\_\_

Buyer's Anticipated Financing:  Conventional  VA  FHA  Assumption  Owner  Cash

**Estimated Costs**

Attorney's Fees / Doc. Prep.	_____
Brokers' Fees ____%	_____
Condo. Transfer Fee	_____
Courier & Express Mail Fees	_____
Escrow Fee (one-half)	_____
Prorations*:	
Taxes Prorated for _____ days	_____
Interest (Assumptions)**	_____
Maintenance Fees	_____
Assessments	_____
Rents	_____
Recording Fees	_____
Repairs Required by Buyer	_____
Repairs Required by Lender	_____
Residential Service Contract	_____
Seller Allowances or FHA/VA Nonallowables (Para. 12)	_____
Survey Fee	_____
Tax Certificate Fee	_____
Title Policy - Owner's	_____
Wiring Fees	_____
_____	_____
_____	_____
_____	_____
_____	_____
<b>Total Estimated Costs</b>	_____

**Estimated Proceeds to Seller:**

Sales Price	_____
Less Estimated Costs	( _____ )
Less Estimated Loan Payoff	( _____ )
_____	_____
_____	_____
<b>Estimated Net Proceeds:</b>	_____

**After Closing Refunds**

Estimated Unused Insurance	_____
Estimated Escrow Balance	_____
_____	_____
_____	_____
<b>Total Estimated Refunds:</b>	_____

*Note: Seller may be required to pay some costs directly to the service providers before closing.*

\* Prorations are calculated through the closing date.  
 \*\* Interest is prorated only in assumption transactions.

Prepared by: \_\_\_\_\_