

APPROXIMATE SELLER'S PROCEEDS

Seller's Name _____

Property Address _____

Prepared By _____ Date _____



**BERKSHIRE
HATHAWAY**
HomeServices
CNY Realty

<p>A Selling Price</p>	\$		A
B. Estimated Closing Costs			
<p>1. Seller Concession.(if applicable)</p>			
<p>2. Real Estate Brokerage Fee (7%).....</p>			
<p>3. Personal Attorney's Fee (est. \$500 please ask).....</p>			
<p>4. Survey \$350-\$450 for an update \$500 and up for a new survey</p>			
<p>5. Abstract bringdown (before sale) (\$275-\$325)..... New Abstract \$600 and up</p>			
<p>6. Inspection Fees (if required) est. \$350 for all..... Well purity</p>			
<p> Septic dye test</p>			
<p>7. Transfer Tax (Sale price-1,000) x \$4.00 Gains affidavit \$5.00.....</p>			
<p>8. Tax Search City: \$20.00 County : \$25.00 Village: \$25.00.....</p>			
<p>9. Home warranty (if applicable) est. \$450</p>	\$		B
TOTAL COST			
<p>C. Mortgage Payoff (obtain from seller)</p>	\$		C
<p>D. Discharge Mortgage - \$51.00.....</p>	\$		D
<p>E. Seller's Anticipated Net: (A-B-C-D).....</p>	\$		E
<p>F. Return of Escrow Deposit and/or Unused Prepaid taxes.....</p>	\$		F
<p>G. Total Cash To Seller (E+F)</p>	\$		G

Seller(s) acknowledge that the figures contained herein are estimates only and are presented to assist the seller(s) in computing costs. Actual amounts are not guaranteed by Berkshire Hathaway Homes Services and/or CNY Realty. Seller(s) acknowledge receipt of a copy of this form.

Seller: _____ Broker/Sales Assoc.: _____