

Property Address

Seller:

Estimated Sales Price 460000**Attorney**

Settlement Fee	225
Release Preparation	175
Recording Release	100
Messenger fees	50

Mortgage Payoffs

Principal Balance- 1st Trust	250000
Principal Balance- 2nd Trust	0
Interest Adjustment- 1st Trust	1350
Interest Adjustment- 2nd Trust	0
Payoff other leins	
Payoff Equity Line	0

1/2 of Transfer Taxes & stamps

Maryland State Recordation tax	1415
State Transfer Tax	1150
Montgomery County Recordation Tax.	2300

Llewellyn Brokerage fee	13800
Selling Brokerage fee	13800
If Norm is the only agent 4.75% total brokerage	

Buyer Contract Related Expenses

Loan Points	
Closing cost help to purchaser	??
FHA/VA loan fees	
Technology/Admin Fee	295
Deferrred Transp. Charge (300-500)	
Well & Septic Certification	
Spruce up costs	
Termite Treatment/Warranty	
Home Buyers Warranty	

Adjustments

Water Escrow	250
HOA or Condo fee adjustments	
Other charges ie: rent back, Sec. Deposit	
Miscellaneous	200
Total Estimated Sellers' Expenses	<u>285110</u>

Estimated Sales Price	460000
Estimated Sellers Expenses	<u>285110</u>
Sellers Estimated Net Profit	\$ 174,891

Tax & Insurance escrows are refunded after closing
 Call your mortgage co. to verify the escrow amount.

Sellers: _____ / _____

Broker _____ Llewellyn Realtors _____ Realtor Norman Walters _____