

BrokerSouth

BUYER'S / SELLER'S NET SHEET

Owner _____ Date _____
 Address _____ Phone _____
 Prepared by: _____

ESTIMATED COST PAID BY BUYER / SELLER

| | | FHA | VA | Buyer's | Seller's |
|---|-----|-----------------|----|---------|----------|
| | | Seller must pay | | | |
| <input type="checkbox"/> Loan Origination (_____ %) | B | | | | |
| <input type="checkbox"/> Discount Points or Lender Discounts (_____ %) | B | | | | |
| <input type="checkbox"/> Appraisal (\$400 Conventional, \$450 FHA / VA [deposit required upfront]) | S | | | | |
| <input type="checkbox"/> Credit Report (\$40) | B | | | | |
| <input type="checkbox"/> Assumption Fee (Loan Transfer Fee) | | | | | |
| <input type="checkbox"/> Underwriting / Processing Fees (check with Mortgage Company) | B | | S | | |
| <input type="checkbox"/> Flood Certificate (\$16) | S | | | | |
| <input type="checkbox"/> VA Funding Fee | | | | | |
| <input type="checkbox"/> 2% 1st time user; 3% subsequent user; Fee rolled into loan. | B | | | | |
| <input type="checkbox"/> Tax Service (\$75) (required by Lender to service acct) | B | S | S | | |
| <input type="checkbox"/> Prepaid Homeowner's Insurance / Flood Policy (+/- 14 months) | B | | | | |
| <input type="checkbox"/> PMI/FHA-MIP To calculate PMI amt to be included in monthly payment (NOT A CLOSING EXPENSE. FINANCED INTO LOAN AMT) .5% (.005) x Loan Amt divided by 12 | B | | | | |
| <input type="checkbox"/> Attorney Fee (\$500-up) | S | | | | |
| <input type="checkbox"/> Certificate of Title (\$150-\$200) | S | | | | |
| <input type="checkbox"/> Deed Preparation (\$20) | S | | | | |
| <input type="checkbox"/> Documentation Prep (\$100) (by Mortgage Company) | B | | S | | |
| <input type="checkbox"/> Title Insurance Owner (\$1 per \$1,000l.b.)** | | | | | |
| <input type="checkbox"/> simultaneous coverage purchased @ closing. \$4/\$1,000l.b. over loan value | B | | | | |
| <input type="checkbox"/> Title Insurance Lender | | | | | |
| <input type="checkbox"/> (\$3 per \$1,000l.b.+ \$75 binder fee) | B | | | | |
| <input type="checkbox"/> Courier Service (\$60) | S | | S | | |
| <input type="checkbox"/> Recording Fees (\$40) | S | | | | |
| <input type="checkbox"/> Survey Residential - \$350 / Land - call surveyor | S | | | | |
| <input type="checkbox"/> Wood Infestation Report (\$55 - 90) | | | | | |
| <input type="checkbox"/> (Termite Certificate) Billy Pearson 601-832-8676 | S | | | | |
| <input type="checkbox"/> Home Inspection (\$295 - 475 depending on sq.ft.) | B | | | | |
| <input type="checkbox"/> Mold Inspection | B | | | | |
| <input type="checkbox"/> Well/Septic Insp. (\$150 - 200) age of treatment plant | S | | | | |
| <input type="checkbox"/> Environmental Inspection | | | | | |
| <input type="checkbox"/> Wetlands Inspection | | | | | |
| <input type="checkbox"/> Home Warranty (\$430-\$445) FAHB 1-800-444-9030 | S | | | | |
| <input type="checkbox"/> Lease Transfer Fee (\$190 PRVWSD) call Sharon Larry 856-6574 | S | | | | |
| <input type="checkbox"/> Buyer's Prepaid County &/or PRVWSD Lease Taxes (+/- 2 months) | B | | | | |
| <input type="checkbox"/> Seller's Pro-Rated share of Taxes for current year | S | | | | |
| <input type="checkbox"/> Down Payment: Conventional =10%; FHA=3.5%; | S | | | | |
| <input type="checkbox"/> Engineers Report (\$300 - 350 depending on sq.ft.) | B | | | | |
| <input type="checkbox"/> Fax Fee (\$15) | | | | | |
| <input type="checkbox"/> Home Owner's Dues (is Atty collecting for Assoc.???) | B/S | | | | |
| <input type="checkbox"/> Mortgage Brokerage Fee | | | | | |
| <input type="checkbox"/> Real Estate Commission | S | | | | |
| <input type="checkbox"/> Misc. Costs | | | | | |
| ESTIMATED TOTAL COST TO BUYER/SELLER | | | | | |

SUBTOTAL _____
Selling Price _____
 Less Loan Balance(includes Principal & Interest to date of closing) _____
 Call for correct payoff **EARLY PAYOFF PENALTY?** Less SUBTOTAL _____
TOTAL _____

*FHA: Borrowers cannot pay tax service fees.

*VA: Veterans cannot pay the following fees & charges: Loan documents closing fee, no more than 1% attorney's fee, termite inspection fee, photo copies, amortization schedules, express mail fees or discount points. He cannot pay the appraisal fee unless it is specifically stated in the sales contract that he will do so. If he is paying the 1% origination fee, he may not pay an attorney fee but he may pay 1% title examination fee.
THIS IS AN ESTIMATE ONLY: Fees vary and are not guaranteed. Loan balance does not include: payments due at closing, prorated taxes or interest paid in arrears. The real estate licensee preparing the above estimate and/or his employing broker does not warrant its accuracy & assumes no responsibility for any errors or omissions.

BUYER: _____ SELLER: _____
 BUYER: _____ SELLER: _____