

SELLER'S ESTIMATED COSTS OF SETTLEMENT

PROPERTY: _____

TYPE OF FINANCING				
SALES PRICE		\$	\$	\$
DOWN PAYMENT		\$	\$	\$
FIRST TRUST		\$	\$	\$
ADDITIONAL TRUST(S)		\$	\$	\$
FINANCED PMI, MIP OR VA FUNDING FEE		\$	\$	\$
HUD-1	ITEM	HOW COMPUTED		
	Pro-rata Interest on Existing Loan(s)	Interest Rate x Loan Balance + by 360 x Number of Days From Last Payment to the Settlement Date + 10 Days*		\$
	Prepayment Penalty	Check with Existing Lender		\$
504	Estimated Payoff 1st Trust	Principal Balance	\$	\$
505	Estimated Payoff 2nd Trust	Principal Balance	\$	\$
507	Purchaser Closing Cost (if any)	As per Sales Contract	\$	\$
510-12	Prorated Taxes/Assessments		\$	\$
	Other Liens		\$	\$
Brokerage & Financing				
701	Listing Company Compensation		\$	\$
702	Selling Company Compensation		\$	\$
	Discount on Sale of Seller Held Trust		\$	\$
801	Loan Origination Fee	% of Loan Amount	\$	\$
802	Discount Points/Buydown	% of Loan Amount	\$	\$
808-11	Other Lender Fee	\$300 - \$500- VA & FHA	\$	\$
	Other		\$	\$
Closing				
1101-5	Settlement Fee/Document Prep.	\$250-\$350	\$	\$
1111	Release of Liens/Trusts	Average \$75 per Release	\$	\$
	Other		\$	\$
Miscellaneous				
1201	Recording Releases	\$19 per Release	\$	\$
1204	Grantors' Tax	\$1 per \$1,000 of Sales Price OR if Loan is Assumed, \$1 per \$1,000 Above Principal Balance	\$	\$
1302	Pest Inspection	Average \$50	\$	\$
	POA Disclosures	\$1 00 per Association (POC)	\$	\$
	Condo Disclosures	\$1 00 per Association (POC)	\$	\$
	Other (Well & Septic, Repairs, Home Warranty, etc.)		\$	\$
Total Estimated Cost of Settlement			\$	\$

Sales Price	\$	\$	\$
LESS: Total Estimated Cost of Settlement	\$	\$	\$
Estimated Total Net Proceeds	\$	\$	\$
LESS: Seller Held Trust, if not Sold	\$	\$	\$
Adjusted Not Proceeds	\$	\$	\$

These estimates are not guaranteed and may not include escrows. Escrow balances are reimbursed by the existing lender. When a loan is assumed, the purchaser reimburses the seller for escrow balance at settlement, unless otherwise stated in the contract. Taxes, rents and association dues are pro-rated at settlement. Under Virginia law, the seller's proceeds may not be available for up to 2 business days following the completion of the settlement. The Seller acknowledges receipt of this statement.

PREPARED BY AGENT _____

SELLER _____

DATE _____

SELLER _____

*FHA Loan payoff: If payoff is not received by the lender by the 1st day of the month, the lender has the right to collect interest to the end of the month in which the payoff is received. If a written notice is not given, an additional month's interest may accrue. Such notice is the responsibility of the seller.

