## OKLAHOMA REAL ESTATE COMMISSION ESTIMATED NET TO SELLER

Property Address:	Closing Date				
Sales Price \$					
Buyer's Loan Amount \$					
	Conv	FHA	VA	Assump.	Cash
Taxes					
Prorated County Taxesmonths					
Broker's Fees					
Commission%					
Seller's Closing Fee					
Items Payable in Connection with Loan					
Loan Discount %					
Final Inspection (Lender)					
*Seller Paid Buyer Costs-Required					
Seller Paid Buyer Costs (per Contract)					
Title Charges					
Settlement or Closing Fee – (all on VA)					
Attorney Fee – Note & Mortgage					
Abstracting & Certification					
Special Assessments Letter					
Federal Court Check					
UCC Certification					

Recording Fees			
Mortgage Tax & Mortgage Report			
Documentary Stamps			

Additional Settlement Charges	Conv	FHA	VA	Assump.	Cash
Survey or Mortgage Inspection Report					
FHA/VA Requirements					
Treatments and Repairs					
Wood Infestation Report					
Courier/Express Mail					
Home Warranty Policy (Optional or Prorated)					
Homeowner Association Dues/Assessments					
ESTIMATED TOTAL SELLING COSTS					
Sales Price					
Less Estimated 1st Mgt Payoff + 1 mo. interest					
Less Estimated 2 <sup>nd</sup> Mortgage Payoff					
Less Estimated Total Selling Costs					
Less Owner Carry Mortgage					
Credits to Seller (Purchase Escrow Acct, HOA Prorations, Etc.)					
NET TO SELLER					
* Seller paid Buyer costs include fees associat vary at different financial institutions. THE ABOVE ARE <u>ESTIMATED</u> closing costs deed. Payoffs on loans may vary from the figure	furnished on the				-

## <u>Seller's Acknowledgement:</u> Seller understands these figures are approximate and may differ from those at Closing.

Seller

Date

Company Name

Seller

Date

Prepared by

Date