

OKLAHOMA REAL ESTATE COMMISSION

This is a legally binding Contract; if not understood, seek advice from an attorney.

ESTIMATED NET TO SELLER

Closing Date _____

Sales Price \$ _____

Buyer's Loan Amount \$ _____

CONV	FHA	VA	ASSUMP.	CASH
------	-----	----	---------	------

Taxes

Prorated County Taxes _____ months					

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					
Attorney Fee – Note & Mortgage					
Abstracting & Certification					
Special Assessments Letter					
Federal Court Check					
UCC Certification					

Government Recording and Transfer Charges

Recording Fees					
Mortgage Tax & Mortgage Report					
Documentary Stamps					

Seller's Initials _____ Initials are for acknowledgment purposes only

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 2nd 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 associated with an FHA/VA loan which are not allowed to be paid by the Buyer. Costs vary at different financial institutions.

THE ABOVE ARE ESTIMATED closing costs furnished on the date indicated below and may vary from those at transfer of deed. Payoffs on loans may vary from the figures above.

Seller's Acknowledgement: Seller understands these figures are approximate and may differ from those at Closing.

Seller Date Brokerage Name

Seller Date Prepared by Date

Seller's Initials _____ Initials are for acknowledgment purposes only