



Executive Offices
 11351 Random Hills Road
 Fairfax, Virginia 22030
 (703) 359-1500

Office: _____
 Address: _____
 Phone: _____

**VIRGINIA
 ESTIMATED NET PROCEEDS TO SELLERS**

Seller: _____	SALES PRICE:			
Property: _____	DWN. PMT:			
	LOAN:			
CLOSING FEES: Preparing Deed, Settlement Fee, Release, Courier Fees: \$300-\$500				
TRANSFERS CHARGES: State/Local taxes \$1.00 per \$1,000 of sales price. Assumption is \$1.00 per \$1,000 of equity.				
LENDER'S CHARGES: \$400-\$600 (May or may not be charged-Paid by seller on government loans).				
SELLER ASSISTANCE FOR PURCHASER				
Termite Inspection: \$45-\$65 (Treatments additional)				
Condo and/or Property Owner Association Document** Max. \$100 each.				
BROKERAGE:				
Listing Broker Fee _____ % of Sales Price				
Selling Broker Fee _____ % of Sales Price				
Long & Foster's Administrative Fee: \$225				
MISCELLANEOUS: (Examples: Home Warranty, Repairs required by lender, Well-Septic.)				
INTEREST: To date Trust(s) paid off (Settlement + 10 days)				
Estimated daily rate \$ _____				
TOTAL OF ESTIMATED SETTLEMENT CHARGES				
Estimated Pay-Off Existing 1st Trust Balance _____				
Estimated Pay-Off Existing 2nd Trust Balance _____				
ESTIMATED TOTAL CHARGES				
SALES PRICE				
DEDUCT ESTIMATED TOTAL CHARGES				
DEDUCT TOTAL OF OWNER HELD TRUSTS				
ESTIMATED AMOUNT DUE TO/ FROM SELLER				

**This item is prepaid

PROCEEDS FROM OWNER HELD TRUST(S): _____ MONTHLY PAYMENTS @ \$ _____ PER MONTH - TOTAL _____
 BALLOON PAYMENT DUE AND PAYABLE IN _____ YEARS _____
 TOTAL PROCEEDS FROM OWNER HELD TRUSTS _____

(THIS FIGURE DOES NOT INCLUDE ESCROWS.) Escrow account balances are deducted from the loan balance to arrive at payoff figures, or are reimbursed by existing lender. For assumptions, unless stated otherwise in contract, purchaser reimburses seller for escrow balance at settlement. Taxes and rents, if applicable, are pro-rated at settlement.

 Seller/Date

 Seller/Date

 REALTOR@/Date

ABOVE FIGURES ARE ESTIMATES, NOT A GUARANTEE, AND ARE SUBJECT TO CHANGE.
FHA LOAN PAYOFF: LENDER HAS RIGHT TO COLLECT INTEREST TO END OF MONTH IN WHICH PAYOFF IS RECEIVED. PROVIDED THAT WRITTEN NOTICE OF INTENT TO PAYOFF IS GIVEN AT LEAST 30 DAYS PRIOR TO PAYOFF. IF NOTICE IS NOT GIVEN, ADDITIONAL INTEREST MAY ACCRUE. SUCH NOTICE IS THE RESPONSIBILITY OF THE SELLER. PREPAYMENT PENALTIES MAY VARY.



E No: _____ E Date: _____
 _____ of _____