



TEXAS ASSOCIATION OF REALTORS®  
**SELLER'S ESTIMATED NET PROCEEDS**

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.  
 ©Texas Association of REALTORS®, Inc. 2003

*The figures below are estimates. Actual costs and proceeds will vary. Estimates are not guaranteed.*

**Seller:** \_\_\_\_\_

**Property Address:** \_\_\_\_\_

Anticipated Closing Date: \_\_\_\_\_

Estimated Annual Property Taxes: \_\_\_\_\_ % of sales price = \$ \_\_\_\_\_

Estimated Annual Maintenance Fees: \$ \_\_\_\_\_

Buyer's Anticipated Financing:    Conventional    VA    FHA    Assumption    Owner    Cash

**Estimated Costs**

- Attorney's Fees / Doc. Prep. \_\_\_\_\_
- Brokers' Fees \_\_\_\_\_ % \_\_\_\_\_
- Condo. Transfer Fee \_\_\_\_\_
- Courier & Express Mail Fees \_\_\_\_\_
- Escrow Fee (one-half) \_\_\_\_\_
- Prorations\*:
- Taxes Prorated for \_\_\_\_\_ days \_\_\_\_\_
- Interest (Assumptions)\*\* \_\_\_\_\_
- Maintenance Fees \_\_\_\_\_
- Assessments \_\_\_\_\_
- Rents \_\_\_\_\_
- Recording Fees \_\_\_\_\_
- Repairs Required by Buyer \_\_\_\_\_
- Repairs Required by Lender \_\_\_\_\_
- Residential Service Contract \_\_\_\_\_
- Seller Allowances or FHA/VA \_\_\_\_\_
- Nonallowables (Para. 12) \_\_\_\_\_
- Survey Fee \_\_\_\_\_
- Tax Certificate Fee \_\_\_\_\_
- Title Policy - Owner's \_\_\_\_\_
- Wiring Fees \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Total Estimated Costs** \_\_\_\_\_

**Estimated Proceeds to Seller:**

- Sales Price \_\_\_\_\_
- Less Estimated Costs ( \_\_\_\_\_ )
- Less Estimated Loan Payoff ( \_\_\_\_\_ )
- \_\_\_\_\_
- \_\_\_\_\_

Estimated Net Proceeds: \_\_\_\_\_

**After Closing Refunds**

- Estimated Unused Insurance \_\_\_\_\_
- Estimated Escrow Balance \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- Total Estimated Refunds: \_\_\_\_\_

*Note: Seller may be required to pay some costs directly to the service providers before closing.*

\* Prorations are calculated through the closing date.  
 \*\* Interest is prorated only in assumption transactions.

Prepared by: \_\_\_\_\_