

## SELLER'S PRELIMINARY NET SETTLEMENT

The following are estimates of some, but not all, of the sales expenses that you must pay before or at closing.

**Other Realtor's expenses:**

<b>Estimates based on closing date: #####</b>	<b>Estimates based on \$ 200,000.00</b>	<b>\$ 200,000.00</b>
<b>YOU SAVE \$4,000 IN SALES COMMISSIONS IN THE SALE OF A \$200,000 HOME.</b>		

<b><i>You will pay the closing attorney the following fees:</i></b>		
Closing Attorney Settlement Fees	-\$200.00	\$ (200.00)
Document Preparation Fees	-\$200.00	\$ (200.00)
Title Insurance Policy	-\$995.00	\$ (995.00)
Pro-rated Real Estate Taxes	varies	varies
Buyers' Realtor's Commission (3% of sales price)	-\$6,000.00	\$ (6,000.00)
<b>My Sales Commission (1% of sales price)</b>	<b>-\$2,000.00</b>	<b>\$ (6,000.00)</b>
1 Yr. Home Warranty <i>Typically, \$450</i>	-\$450.00	\$ (450.00)
Pro-rated Association Fees		
Government Fees: Release	-\$25.00	\$ (25.00)
Septic Letter		
Well Water Letter		
Document Delivery and Funds' Wire Fees	-\$100.00	\$ (100.00)
Seller-Paid VA Items for buyer		
Seller-Paid FHA Items for buyer		
Seller-Paid buyer's closing costs		\$ -
<b><i>You will pay your termite inspection company the following fees:</i></b>		
Termite Letter	-\$85.00	\$ (85.00)
Termite Repairs, if any		
Termite Treatment, if necessary		
<b><i>If necessary, you may pay home repair company repair fees:</i></b>		
Seller's Participation in Repairs		\$ -
<b><i>If necessary, you may pay your home alarm company monitoring and equipment lease fees:</i></b>		
Alarm equipment lease balance		
Pro-rated Alarm Monitoring Fees		
<b><i>If necessary, you may settle rent pro-rations and tenant deposits with the buyer at the closing.</i></b>		
Pro-rated Rents, if applicable		
Rental Security Deposits, if applicable		
Other		
<b>Total Estimated Closing Costs</b>	<b>-\$10,055.00</b>	<b>\$ (14,055.00)</b>
<b>Total Estimated Net (Offer subtract estimated closing costs)</b>	<b>\$189,945.00</b>	<b>\$ 185,945.00</b>
SUBTRACT 1st Mortgage Payoff Amount		
SUBTRACT 2nd Mortgage Payoff Amount		
SUBTRACT Other Payoffs (Liens, etc.)		
SUBTRACT FHA Mortgage Interest-Month's interest		
SUBTRACT Mortgage Prepayment Penalty		
<b>Seller's estimated Net</b>	<b>\$189,945.00</b>	<b>\$ 185,945.00</b>

**STONEGATE REALTY**

Katherine (Kathy) Jackson, GRI, Broker

**615-417-4649**

2507 LEWISBURG PK  
SPRING HILL, TN 37174