

Figure 3.6: Seller's Equity Calculation Worksheet


Seller Counseling

Seller's Equity Worksheet


Estimated sales price (or offering price)		\$	
Mortgage balance—primary loan	\$		
Second mortgage/HELOC	\$		
Interest on mortgage	\$		
Title policy	\$		
Title expense	\$		
Attorney fees	\$		
Survey	\$		
Transfer taxes—state/county	\$		
Transfer taxes—local	\$		
Tax pro-rations	\$		
Marketing fee	\$		
Assessments	\$		
Seller concessions	\$		
Home warranty	\$		
Inspections: well, septic, termite, etc.	\$		
Mitigation: radon, mold, etc.	\$		
Other	\$		
 Total estimated expenses	 \$		 0.00
 Estimated net equity to seller	 \$		 0.00
 Estimated funds needed to close	 - or -	 \$	 0.00

Note: This is not a closing statement. This is intended to give the seller an estimate of what the expenses could be in a typical real estate transaction. The broker and/or agent cannot be responsible for miscalculations resulting from changes in fees, differences in mortgage balances or escrow balances, changes in taxes or any other items that may affect the accuracy of this estimate. **This is a good-faith estimate and all figures should be reconfirmed with your attorney and possibly your lender.**


The Short Sales & Foreclosure Resource (SFR®) certification is awarded by the the National Association of REALTORS® (NAR).



EQUAL HOUSING
OPPORTUNITY



NATIONAL
ASSOCIATION of
REALTORS®
Official Certification



SFR
SHORT SALES &
FORECLOSURE
RESOURCE