

SettlementOne

Title & Escrow

SETTLEMENT PROCEEDS ESTIMATION WORKSHEET (SELLER)

1. AMOUNTS DUE TO SELLER:

- a. Contract Sales Price _____
- b. Escrow Amounts Due Seller* _____
 *Representing the property tax and other funds held by the Seller's mortgage Lender.
 (these amounts are usually refunded by the Lender within one month after settlement)
- c. Prorated portion of prepaid taxes _____
- d. Prorated portion of prepaid Homeowner's or Condominium Fees _____
- e. Other _____

GROSS AMOUNT DUE TO SELLER: _____

2. AMOUNTS DUE FROM SELLER:

- a. Balance of debts secured by the property (mortgage / home equity loans / liens) _____
- b. Real Estate Agent Commission _____
- c. Settlement Fee to Title Company _____
- d. Document Preparation Fee (if any) _____
- e. Release Recordation / Preparation Fees _____
- f. Seller's portion of Transfer and Recordation Taxes _____
- g. Cost of any necessary termite infestation treatment _____
- h. Seller's Credits to Buyer _____
- i. Any other settlement-related charges (i.e., pre-payment penalties) _____

TOTAL PAID BY SELLER: _____

3. NET AMOUNT DUE TO SELLER:

Gross Amount Due to Seller (from above) _____

(Less)

Gross Amounts Due from Seller (from above) _____

NET AMOUNT DUE TO SELLER: _____

PLEASE NOTE: Settlement One Title & Escrow, LLC will disburse the Seller's proceeds based on funds availability. Should a Seller require their proceeds immediately for another settlement, please contact SettlementOne as far in advance of closing as possible so that the transfer of these funds can be coordinated. In the event that a wire transfer of funds is desired or required, please be sure to provide (prior to settlement) written wiring instructions for the account to which the proceeds should be wired. Please be aware that there will be a nominal fee, charged by our financial institution, for wire service. If Seller is required to bring any money to settlement, it must be in the form of either bank wired funds (contact SettlementOne for wiring instructions) or certified funds (Certified or Cashier's Check) made payable to SettlementOne Title & Escrow, LLC.