Dale's Estimate of Proceeds with the $2500 listing Fee.

List Date	4/28/2026	<---Today's date plus 45 Days						
Estimated Closing Date:	6/12/2026	<---Listing date plus 45 Days						
Today's Date	10/14/2173	<---Best Guess						
Property Address (Short)	Enter your full address							
Your first and Last name	The happy Seller							
Buyer's Name	To be determined			Most numbers are estimates				
First Mortgage	$ 200,000	Get this from your last mortgage statement and add Principal payments times 2.						
Annual Net Property Taxes County Record	6,000.00	You can get ths from your county assessors web site if you do not know the number.						
Sale Price: Low to Hi (Start Price)	$ 400,000	$ 400,000	$ 404,000	$ 408,000	$ 412,000	$ 416,000	$ 420,000	$ 424,000
First Mortgage Payoff	$ 200,000	$ (200,000)	$ (200,000)	$ (200,000)	$ (200,000)	$ (200,000)	$ (200,000)	$ (200,000)
2nd Mortgage Payoff - Guess	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Home Equity LOC - Fill	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Realtor Fees (3% to Buyer's Agent)	3.00%	$ (12,000)	$ (12,120)	$ (12,240)	$ (12,360)	$ (12,480)	$ (12,600)	$ (12,720)
Tax Proration Credit (Partly covered?)	$ 5,697	$ (5,697)	$ (5,697)	$ (5,697)	$ (5,697)	$ (5,697)	$ (5,697)	$ (5,697)
Taxes reserve estimated in your escrow at lender	$2,500	$ 2,500	$ 2,500	$ 2,500	$ 2,500	$ 2,500	$ 2,500	$ 2,500
Abstracting and other fees for Seller's Closing Cost	$600	$ (600)	$ (600)	$ (600)	$ (600)	$ (600)	$ (600)	$ (600)
Revenue Stamps	0.16%	$ (640)	$ (646)	$ (653)	$ (659)	$ (666)	$ (672)	$ (678)
Termite Inspection	$85	$ (85)	$ (85)	$ (85)	$ (85)	$ (85)	$ (85)	$ (85)
Courier fee	$0	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Closing Fee Space Simply	$ 595	$ (595)	$ (595)	$ (595)	$ (595)	$ (595)	$ (595)	$ (595)
Warranty Deed	Inc.	$ -	$ -	$ -	$ -	$ -	$ -	$ -
HOA Certification Fee	Inc.	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Calculate Tax Proration	Inc.	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Ground Water Hazzard Statement	Inc.	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Declaration of Value Form	Inc.	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dale's Listing fee	$ *2,500.00*	$ (2,500)	$ (2,500)	$ (2,500)	$ (2,500)	$ (2,500)	$ (2,500)	$ (2,500)
Home Warranty AHS including Seller protection	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Buyer Closing Costs ($2500 - $3500)*		$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total charged to property value		$ (219,617)	$ (219,744)	$ (219,870)	$ (219,996)	$ (220,123)	$ (220,249)	$ (220,376)
Estimated Proceeds of Sale under $2500 plan		$ 180,383	$ 184,256	$ 188,130	$ 192,004	$ 195,877	$ 199,751	$ 203,624

Dale's Tax Proration Calculation Table

					Monthly	Per Day		
Tax assessment			$ 6,000	365 Days	$ 500.00	$ 16.44		
Close day of Month		12	Cost per day X days in closing month			$ 197.26	<--Daily rate X # of days	
Close Month		6	Multiplier	11	$ 500.00	$ 5,500		
		Credit	Escrow			$ 5,697	<--Prorate of accrued taxes	
1	Jan	12	6	Estimated in lender escrow		$ 2,500		
2	Feb	13	1					
3	Mar	14	2	Lenders Escrow figure is for escrowed taxes only, not escrow deposited for insurance. You may not receive these funds for 3-4 Weeks after closing and will come from the lender holding the escrow. Lenders need time to process your escrow closing.				
4	Apr	9	3					
5	May	10	4					
6	Jun	11	5					
7	Jul	12	6					
8	Aug	13	1					
9	Sep	14	2					
10	Oct	9	3					
11	Nov	10	4					
12	Dec	11	5					

Your savings using the $2500 Flat Fee Listing Plan

Net Proceeds Using the $2500 Flat Listing Fee Plan	$ 180,383	$ 184,256	$ 188,130	$ 192,004	$ 195,877	$ 199,751	$ 203,624
Adjusting to remove the cost of the Flat Fee Listing Plan	$ 2,500	$ 2,500	$ 2,500	$ 2,500	$ 2,500	$ 2,500	$ 2,500
Adding the standard 3% listing fee	$ (12,000)	$ (12,120)	$ (12,240)	$ (12,360)	$ (12,480)	$ (12,600)	$ (12,720)
Net Proceeds with a 3% listing fee	$ 170,883	$ 174,636	$ 178,390	$ 182,144	$ 185,897	$ 189,651	$ 193,404
You Save----->	$ 9,500	$ 9,620	$ 9,740	$ 9,860	$ 9,980	$ 10,100	$ 10,220