



Seller Prep & Net Proceeds Planner

Separate property preparation from transaction estimates

Property and planning scenario

Property address

Target timing

Estimated price scenario

Mortgage payoff estimate

HOA / lien questions

Agent / closing contact

Preparation priorities

Comparison item	Action	Estimate	Decision
Safety / active damage			
Known system issue			
Exterior / drainage			
Cleaning / decluttering			
Paint / cosmetic work			
Staging / photography			
Permit / record question			
Optional improvement			



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Separate property preparation from transaction estimates

Estimated seller proceeds

Estimated sale price

Mortgage / loan payoffs

Broker compensation

Seller closing costs

Seller credits

Repairs / concessions

Preparation / moving costs

Taxes / HOA / prorations

Other liens / costs

Estimated proceeds

Update when terms change

- ☐ Price or financing changes
- ☐ Closing date or possession changes
- ☐ Inspection or repair agreement changes
- ☐ Seller-credit or warranty changes
- ☐ Payoff, lien, tax, HOA, title, or closing figures change
- ☐ Personal-property or occupancy terms change

Questions for the listing agent or closing professional