

ESTIMATED COST SHEET
Keller Williams Southern Arizona

Seller: <input style="width:90%;" type="text"/>	Buyer: <input style="width:90%;" type="text" value="Conventional - Estimated Closing Costs Buyer"/>
Property Address: * <input style="width:90%;" type="text" value="TBD"/>	Purchase Price: * <input style="width:90%;" type="text" value="150000"/>
Estimate Prepared By: * <input style="width:90%;" type="text" value="Diana Kai"/>	COE Date: * <input style="width:90%;" type="text" value="09/30/2010"/>

\$ Denotes party usually paying costs. Mark in both columns indicates Buyer and Seller normally split costs.

ITEM	OCB	CASH	CTL	FHA VA	CONV	SELLER	BUYER
1 Down Payment	*	*	*	*	*		\$ 30000.00
2 Escrow Fee (VA-Buyer cannot pay)	*	*	*	*	*	\$	\$ 260.00
3 New Loan Escrow Fee (VA-Buyer cannot pay)	*			*	*	\$	\$ 37.50
4 Owner's Title Policy	*	*	*	*	*	\$	
5 ALTA Loan Policy	*			*	*		\$ 521.00
6 ALTA Loan Endorsements (i.e. 8.1, PUD, etc.)	*			*	*		\$ 100.00
7 Recording Fees	*	*	*	*	*	\$	\$ 25.00
8 Account Servicing Setup Fee	*						
9 Interest Adjustment (existing loans)	*	*	*	*	*	\$	
10 Payoff Statement Fee	*	*		*	*	\$	
11 Payoff Penalty - Existing Loan(s)	*	*		*	*	\$	
12 Reconveyance/Satisfaction Fee		*		*	*	\$	
13 Tracking Fee	*	*		*	*	\$	
14 Appraisal	?	?	?	*	*		\$ 425.00
15 Application Fee (i.e. credit report, etc.)	*		*	*	*		\$
16 Origination Fee				*	*		
17 VA Funding Fee				*			
18 Loan Discount Points				*	*		
19 FHA/VA Loan Costs				*			
20 Miscellaneous Loan Costs				*	*		
21 Flood Certification	?	?	?	*	*		\$
22 Prepaid Interest (_____ days)	*			*	*		\$ 16.43
23 Tax Impound (see chart)	*			*	*		\$ 116.66
24 Hazard Insurance (1st year + 2 mo. impound)	*	?	*	*	*		\$ 456.17
25 MIP/PMI Premium (3 mo. impound)				*	*		\$
26 Fire Protection Proration	*	*	*	*	*		\$
27 Flood Insurance (1st year + 2 mo. impound)	?	?	?	*	*		\$
28 Assumption Processing/Transfer Fee(s)			*				
29 Loan Payment Due (existing loans)	*	*	*	*	*		
30 Brokerage Fee	*	*	*	*	*	\$	
31 Home Warranty Policy	*	*	*	*	*		\$
32 Property Inspection Fee(s)	*	*	*	*	*		\$
33 Wood Infestation Report	*	*	*	*	*		\$
34 Environmental Inspection Fee(s)	*	*	*	*	*		\$
35 Homeowner's Association Proration	*	*	*	*	*		\$
36 HOA Transfer Fee(s)	*	*	*	*	*		
37 HOA Inspection/Certification Fee(s)	*	*	*	*	*	\$	
38 Express and/or Courier Fee(s)/Wire/E-Doc	*	*	*	*	*	\$	\$ 80.00
39 Real Estate Tax Proration	*	*	*	*	*	\$	
40 Septic Certification/Dye Test/Perc Test							
41 Survey							
42 Assessments							
43							
44							
45							
TOTAL ESTIMATED COSTS						<input type="text" value="0.00"/>	<input type="text" value="32037.76"/>

ESTIMATED PROCEEDS DUE SELLER <table style="width:100%;"> <tr><td>Purchase Price</td><td align="right">\$</td><td align="right"><input type="text" value="150000.00"/></td></tr> <tr><td>Less Present Loan Balance</td><td align="right">- \$</td><td align="right"><input type="text" value="0.00"/></td></tr> <tr><td>Less Estimated Costs</td><td align="right">- \$</td><td align="right"><input type="text" value="0.00"/></td></tr> <tr><td>ESTIMATED NET AMOUNT</td><td align="right">\$</td><td align="right"><input type="text" value="150000.00"/></td></tr> <tr><td>Less Owner Financing</td><td align="right">- \$</td><td align="right"><input type="text" value="0.00"/></td></tr> <tr><td>ESTIMATED PROCEEDS AT COE</td><td align="right">\$</td><td align="right"><input type="text" value="150000.00"/></td></tr> </table> <p style="font-size: 0.8em; margin-top: 5px;">Proceeds do not include refunds of impounds, insurance prorations, required repairs, appraisal reinspection, termite treatment or repairs.</p> <p align="center" style="background-color: #f0f0f0; margin-top: 5px;"><i>Proceeds shall be paid after recordation.</i></p>	Purchase Price	\$	<input type="text" value="150000.00"/>	Less Present Loan Balance	- \$	<input type="text" value="0.00"/>	Less Estimated Costs	- \$	<input type="text" value="0.00"/>	ESTIMATED NET AMOUNT	\$	<input type="text" value="150000.00"/>	Less Owner Financing	- \$	<input type="text" value="0.00"/>	ESTIMATED PROCEEDS AT COE	\$	<input type="text" value="150000.00"/>	BUYER'S ESTIMATED MONTHLY PAYMENT <table style="width:100%;"> <tr> <td>Loan Amount:</td><td align="right"><input type="text" value="120000.00"/></td> <td>Type of Loan:</td><td align="right"><input type="text" value="CONV"/></td> </tr> <tr> <td>Term of Loan:</td><td align="right"><input type="text" value="30.00"/></td> <td>Interest Rate (%):</td><td align="right"><input type="text" value="5.00"/></td> </tr> <tr><td>Principal & Interest</td><td align="right">\$</td><td align="right"><input type="text" value="644.18"/></td><td></td></tr> <tr><td>Taxes</td><td align="right">\$</td><td align="right"><input type="text" value="116.66"/></td><td></td></tr> <tr><td>Insurance</td><td align="right">\$</td><td align="right"><input type="text" value="32.58"/></td><td></td></tr> <tr><td>MPI/PMI</td><td align="right">\$</td><td align="right"><input type="text" value="0.00"/></td><td></td></tr> <tr><td>HOA and/or P&I (2nd Loan)</td><td align="right">\$</td><td align="right"><input type="text" value="0.00"/></td><td></td></tr> <tr><td>ESTIMATED MONTHLY PAYMENT</td><td align="right">\$</td><td align="right"><input type="text" value="793.42"/></td><td></td></tr> </table> <p align="center" style="background-color: #f0f0f0; margin-top: 5px;"><i>Courtesy of Title Security Agency of Arizona</i></p>	Loan Amount:	<input type="text" value="120000.00"/>	Type of Loan:	<input type="text" value="CONV"/>	Term of Loan:	<input type="text" value="30.00"/>	Interest Rate (%):	<input type="text" value="5.00"/>	Principal & Interest	\$	<input type="text" value="644.18"/>		Taxes	\$	<input type="text" value="116.66"/>		Insurance	\$	<input type="text" value="32.58"/>		MPI/PMI	\$	<input type="text" value="0.00"/>		HOA and/or P&I (2nd Loan)	\$	<input type="text" value="0.00"/>		ESTIMATED MONTHLY PAYMENT	\$	<input type="text" value="793.42"/>	
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