

# ESTIMATED COST SHEET

Keller Williams Southern Arizona

Seller: <input style="width: 90%;" type="text"/>	Buyer: <input style="width: 90%;" type="text" value="FHA Estimated Closing Cost Worksheet"/>
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	*	*	*	*	*		\$ 5250.00
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	*			*	*		\$ 571.00
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)	*			*	*		\$ 20.27
23 Tax Impound (see chart)	*			*	*		\$ 116.66
24 Hazard Insurance (1st year + 2 mo. impound)	*	?	*	*	*		\$ 456.17
25 MIP/PMI Premium (3 mo. impound)				*	*		\$ 542.79
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							
<b>TOTAL ESTIMATED COSTS</b>						<input style="width: 100px;" type="text" value="0.00"/>	<input style="width: 100px;" type="text" value="7884.39"/>

<b>ESTIMATED PROCEEDS DUE SELLER</b>	
Purchase Price	\$ <input style="width: 100px;" type="text" value="150000.00"/>
Less Present Loan Balance	- \$ <input style="width: 100px;" type="text" value="0.00"/>
Less Estimated Costs	- \$ <input style="width: 100px;" type="text" value="0.00"/>
<b>ESTIMATED NET AMOUNT</b>	\$ <input style="width: 100px;" type="text" value="150000.00"/>
Less Owner Financing	- \$ <input style="width: 100px;" type="text" value="0.00"/>
<b>ESTIMATED PROCEEDS AT COE</b>	\$ <input style="width: 100px;" type="text" value="150000.00"/>
Proceeds do not include refunds of impounds, insurance prorations, required repairs, appraisal reinspection, termite treatment or repairs.	
<b>Proceeds shall be paid after recordation.</b>	

<b>BUYER'S ESTIMATED MONTHLY PAYMENT</b>	
Loan Amount: <input style="width: 100px;" type="text" value="148006.87"/>	Type of Loan: <input style="width: 100px;" type="text" value="FHA"/>
Term of Loan: <input style="width: 100px;" type="text" value="30.00"/>	Interest Rate (%): <input style="width: 100px;" type="text" value="5.00"/>
Principal & Interest	\$ <input style="width: 100px;" type="text" value="794.53"/>
Taxes	\$ <input style="width: 100px;" type="text" value="116.66"/>
Insurance	\$ <input style="width: 100px;" type="text" value="32.58"/>
MPI/PMI	\$ <input style="width: 100px;" type="text" value="61.67"/>
HOA and/or P&I (2nd Loan)	\$ <input style="width: 100px;" type="text" value="0.00"/>
<b>ESTIMATED MONTHLY PAYMENT</b>	\$ <input style="width: 100px;" type="text" value="1005.44"/>
<i>Courtesy of Title Security Agency of Arizona</i>	

SELLER(S)	DATE	BUYER(S)	DATE
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