

**ESTIMATED COST SHEET**  
Keller Williams Southern Arizona

Seller: <input style="width:90%;" type="text"/>	Buyer: <input style="width:90%;" type="text" value="VA - 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	*	*	*	*	*		\$	
2 Escrow Fee (VA-Buyer cannot pay)	*	*	*	*	*	\$		\$
3 New Loan Escrow Fee (VA-Buyer cannot pay)	*			*	*	\$		\$
4 Owner's Title Policy	*	*	*	*	*	\$		
5 ALTA Loan Policy	*			*	*			\$ 589.00
6 ALTA Loan Endorsements (i.e. 8.1, PUD, etc.)	*			*	*			\$
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				*	*			1500.00
17 VA Funding Fee \$3,300.00				*				
18 Loan Discount Points				*	*			
19 FHA/VA Loan Costs				*				
20 Miscellaneous Loan Costs				*	*			
21 Flood Certification	?	?	?	*	*		\$	
22 Prepaid Interest (_____ days)	*			*	*		\$	21.00
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								
<b>TOTAL ESTIMATED COSTS</b>							<input type="text" value="0.00"/>	<input type="text" value="3212.83"/>

<b>ESTIMATED PROCEEDS DUE SELLER</b>	
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"/>
<b>ESTIMATED NET AMOUNT</b>	<b>\$ <input type="text" value="150000.00"/></b>
Less Owner Financing	- \$ <input type="text" value="0.00"/>
<b>ESTIMATED PROCEEDS AT COE</b>	<b>\$ <input type="text" value="150000.00"/></b>
<small>Proceeds do not include refunds of impounds, insurance prorations, required repairs, appraisal reinspection, termite treatment or repairs.</small>	
<i>Proceeds shall be paid after recordation.</i>	

<b>BUYER'S ESTIMATED MONTHLY PAYMENT</b>	
Loan Amount: <input type="text" value="153300.00"/>	Type of Loan: <input type="text" value="VA"/>
Term of Loan: <input type="text" value="30.00"/>	Interest Rate (%): <input type="text" value="5.00"/>
Principal & Interest	\$ <input type="text" value="822.94"/>
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"/>
<b>ESTIMATED MONTHLY PAYMENT</b>	<b>\$ <input type="text" value="972.18"/></b>
<i>Courtesy of Title Security Agency of Arizona</i>	

SELLER(S)

DATE

BUYER(S)

DATE