

SELLER'S ESTIMATED COSTS OF SETTLEMENT

PROPERTY: _____

TYPE OF FINANCING			
SALES PRICE	\$	\$	\$
AMOUNT FINANCED	\$	\$	\$

HUD-1	ITEM	HOW COMPUTED			
	Pro-rata Interest on Existing Loan(s)	Interest Rate x Loan Balance + by 360 x Number of Days From Last Payment to the Settlement Date + 10 Days. (See footnote regarding FHA loan payoff.)**	\$	\$	\$
	Prepayment Penalty	Check with Existing Lender	\$	\$	\$
504	Estimated Payoff 1 st Trust	Principal Balance	\$	\$	\$
505	Estimated Payoff 2 nd Trust	Principal Balance	\$	\$	\$
506-9	Seller's Contribution to Purchaser's Closing Cost (if any)	As per Sales Contract	\$	\$	\$
808-11	Seller-Paid Lender Fees	\$500 - \$800 (VA & FHA)	\$	\$	\$
510-13	Prorated City/County Property Taxes/Assessments		\$	\$	\$
514	Unpaid HOA/Condo/Coop Dues or Special Assessments		\$	\$	\$
515	Other Prorated Taxes				
	Other Liens		\$	\$	\$

Brokerage & Financing					
701	Listing Company Compensation		\$	\$	\$
702	Selling Company Compensation		\$	\$	\$
	Discount on Sale of Seller Held Trust		\$	\$	\$
	Other		\$	\$	\$

Closing					
1102	Settlement Fee or Closing Fee	\$250 - \$350	\$	\$	\$
1111	Release of Liens/Trusts	Average \$100 per Release	\$	\$	\$
	Other (power of attorney, etc.)		\$	\$	\$

Miscellaneous (if applic.)					
1201	Recording Releases	\$41 per Release	\$	\$	\$
1206	Grantors' Tax	\$1.00 per \$1,000 of Sales Price or assessed value (whichever is greater) OR if Loan is Assumed, \$1.00 per \$1,000 Above Principal Balance	\$	\$	\$
1207	Regional Congestion Relief Fee (as applicable)	\$1.50 per \$1,000 of Sales Price or assessed value (whichever is greater) OR if Loan is Assumed, \$1.50 per \$1,000 Above Principal Balance	\$	\$	\$
1302	Pest Inspection		\$	\$	\$
1305	Home Warranty	\$325 - \$500+	\$	\$	\$
Other	Well & Septic Inspection		\$	\$	\$
Other	Other Inspection		\$	\$	\$
Other	Repairs		\$	\$	\$
Other	HOA/Condo/Coop Disclosures	\$100 - \$325 per Association (POC*)	\$	\$	\$
Other	Other		\$	\$	\$
	Total Estimated Cost of Settlement		\$	\$	\$

	Sales Price	\$	\$	\$
	LESS: Total Estimated Cost of Settlement	\$	\$	\$
	LESS: Seller Held Trust, if not Sold	\$	\$	\$
	Other (e.g. rent back, walk through items, etc.)	\$	\$	\$
	Adjusted Net Proceeds	\$	\$	\$

*POC = Paid Outside of Closing

These **estimates** are not guaranteed and may not include escrows. Escrow balances are reimbursed by the existing lender. When a loan is assumed, Purchaser reimburses Seller for escrow balance at settlement, unless otherwise stated in the contract. Taxes, rents and association dues are pro-rated at settlement. Under Virginia law, Seller's proceeds may not be available for up to 2 business days following the completion of the settlement. Seller acknowledges receipt of this statement.

PREPARED BY AGENT _____

SELLER _____

DATE _____

SELLER _____

****FHA Loan payoff:** If the payoff is not received by the lender by the 1st day of the month, the lender has the right to collect interest to the end of the month in which the payoff is received. If a written notice is not given, an additional month's interest may accrue. Such notice is the responsibility of the seller.



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