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# VALMER

*Land Title Agency*

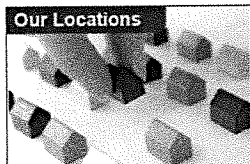
614.860.0005

[klambert@valmerland.com](mailto:klambert@valmerland.com)[Buyers](#)[Sellers](#)[REALTOR?](#)[Lenders](#)» [Net to Seller](#)» [Buyers Fees](#)

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## Net to Seller

Do not use to process a short sale closing statement.

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|                        |             |
|------------------------|-------------|
| <b>PREPARED FOR</b>    |             |
| Agent Name:            | karen       |
| Brokerage Name:        | karen       |
| Phone:                 | 6148600005  |
| <b>Property County</b> |             |
| Seller Name:           | kaen        |
| Property Address:      | 123 main st |
| E-Mail:                |             |
| Closing Date:          | Dec-22-2015 |

**SALES DETAILS**

|                                |              |              |              |
|--------------------------------|--------------|--------------|--------------|
| Purchase Price:                | \$125,000.00 | \$150,000.00 | \$175,000.00 |
| First Mortgage:                | \$75,000.00  |              |              |
| Second Mortgage:               | \$25,000.00  |              |              |
| Sellers Agent Commission:      | \$3.00       | \$0.00       | \$0.00       |
| Buyer Agent Commission:        | \$3.00       | \$0.00       | \$0.00       |
| Total Realtor Commissions:     | \$6.00       | \$0.00       | \$0.00       |
| Additional Commission:         | \$199.00     |              |              |
| Costs paid on behalf of buyer: | \$2,500.00   | \$3,000.00   | \$3,100.00   |

**FEES**

|   |            |            |            |
|---|------------|------------|------------|
| Closing Fees:   | \$150.00   | \$150.00   | \$150.00   |
| Title Insurance Policy:   | \$826.57   | \$991.88   | \$1,121.25 |
| Prior Owners Policy Amount<br>(valid for 10 years from issue date): | 0          |            |            |
| Title Binder:   | \$60.00    |            |            |
| Title Search:   | \$190.00   | \$190.00   | \$190.00   |
| Deed Preparation:   | \$60.00    |            |            |
| Transfer Fee:   | \$250.00   | \$300.00   | \$350.00   |
| Pest Inspection:  | \$125.00   | \$50.00    | \$75.00    |
| Gas Line Warranty:  | \$95.00    | \$95.00    | \$95.00    |
| Home Warranty:  | \$549.00   | \$650.00   | \$750.00   |
| Miscellaneous 1:<br>stuff   | \$1,500.00 | \$1,500.00 | \$1,500.00 |
| Miscellaneous 2:<br>additional                                      | \$500.00   | \$750.00   | \$1,000.00 |

**PROPERTY TAXES**

|                       |            |
|-----------------------|------------|
| Tax Proration:        | \$1,754.82 |
| Outstanding Taxes Due | 0          |

**ESTIMATE TOTALS**

|                         |              |              |              |
|-------------------------|--------------|--------------|--------------|
| Total Charges:          | \$116,259.39 | \$118,750.70 | \$120,905.07 |
| Net Proceeds to Seller: | \$8,740.61   | \$31,249.31  | \$54,094.93  |

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This is only an estimate. Valmer Land Title Agency and/or its affiliated companies, provide this information to help you plan for your up-coming closing. This estimate contains fees and calculations from sources believed to be reliable, but are not guaranteed as to accuracy, completeness, timeliness or correct sequencing. Nothing shown here should be construed as a commitment by Valmer Land Title Agency or its affiliated companies for the actual charges at the time of settlement. The actual cost for items to be paid at closing will appear on a HUD-1 Settlement Statement.

what is viewed on screen