



BUYER'S CLOSING COST ANALYSIS
AND SELLER'S ESTIMATED NET PROCEEDS

Prepared for **SAMPLE** Price \$ _____

Property Address _____

Terms: Cash(\$) Conv(C) FHA(F) VA(V) Assumption(A) Seller Financing

	BUYER	SELLER
Down Payment		
MORTGAGE COSTS		
Loan Origination Fee	SAVFC	
Credit Report	VFC	
VA Funding Fee (may be financed)	AVFC	
FHA Mortgage Insurance Premium (may be financed)	F	
Appraisal Fee	VFC	VFC
Termite Inspection		VF
Loan Discount Points @ _____ %		
Lender Document Preparation Fee		VF
Loan Processing / Application Fee	C	VF
Existing Mortgage Prepayment Penalty		
Assumption Fee	A	A
Tax Service	C	VF
Interest for _____ days @ \$ _____ per day	VFC	
Taxes _____ months @ \$ _____ per month	VFC	
Insurance _____ months @ \$ _____ per month	VFC	
Mortgage Insurance Impound	CF	
TITLE COSTS		
Recording Fee	SAVFC	SAVFC
Escrow Fee	SAFC	SAVFC
ALTA Lenders Policy	VFC	
Buyers Closing Costs (when included in price)		VFC
Title Insurance Policy		SAVFC
Nevada Transfer Tax (5.10 per \$1000)		SAVFC
Reconveyance Fees		
Proration (Interest / Assessments)		
Setup / Collection Fees	A	A
Flood Certification	CF	V
BROKERS COSTS		
Brokerage Fee		
Transaction Fee	300.00	
MISCELLANEOUS COSTS		
Homeowner Association Dues / Transfer Fee	SAVFC	SAVFC
Homeowner Association Documents Fee		SAVFC
One Year Home Protection Plan		
Property Inspection Fees		
Well / Septic Inspection Fees		
Miscellaneous		
TOTAL ESTIMATED BUYER COSTS / SELLER COSTS	300.00	

BUYER INITIALS: _____ DATE: _____ SELLER INITIALS: _____ DATE: _____

BUYER INITIALS: **SAMPLE** DATE: _____ SELLER INITIALS: _____ DATE: _____



GREATER LAS VEGAS ASSOCIATION OF REALTORS®



BUYER'S CLOSING COST ANALYSIS

AND SELLER'S ESTIMATED NET PROCEEDS

SAMPLE

Prepared for _____ Price \$ _____

Property Address _____

BUYER

Approximate amount needed to close escrow:

\$ _____ (total from page 1)

Approximate monthly payment:

Interest Rate @ _____ % P & I \$ _____

Taxes \$ _____

Insurance \$ _____

PMI / MMI \$ _____

HOA Dues \$ _____

SID / LID \$ _____

EST. MONTHLY OBLIGATION \$ _____

SELLER

SAMPLE

Estimated Sales Proceeds:

Sales Price \$ _____

Less Present loan Balance(s) \$ _____

Subtotal \$ _____

Less Estimated Costs \$ _____

Less Final Mtg. Pymt. \$ _____

Less Seller Financing \$ _____

Estimated Proceeds \$ _____

NOTE: This estimate is prepared in good faith; however, neither the Greater Las Vegas Association of REALTORS® nor Broker assumes any responsibility for unintentional errors nor do they guarantee any specific costs or proceeds.

NOTE TO SELLER: Seller financing costs will vary. The above estimates are based upon loan balance figures that have been supplied by you, and do not take into consideration any delinquent payments, pre-payment penalty or impound account. Should an existing FHA loan be paid off, the Seller may be entitled to a refund of any unused prepaid Mortgage Insurance Premium; FHA charges interest through the end of the month in which the note is paid off.

_____, _____, _____ A.M. P.M.
 BUYER SELLER'S SIGNATURE DATE TIME

_____, _____, _____ A.M. P.M.
 BUYER SELLER'S SIGNATURE DATE TIME

SELLING LISTING AGENT _____
Mary Warren

SAMPLE

COMPANY NAME Keller Williams Realty Las Vegas