

Sample Calculation Worksheet for Estimating Seller's Equity

Estimated sales price (or offering price)		\$ _____
Mortgage balance – primary loan		\$ _____
Junior liens/equity loans		\$ _____
Prepayment penalty		\$ _____
Title expense		\$ _____
Attorney fees		\$ _____
Transfer taxes – state/county		\$ _____
Transfer taxes – local		\$ _____
Survey		\$ _____
Marketing fee		\$ _____
Assessments		\$ _____
FHA/VA fees		\$ _____
Seller concessions		\$ _____
Tax proration		\$ _____
Other		\$ _____
Other		\$ _____
Total estimated expenses	LESS	\$ _____
Estimated net equity to seller	- OR -	\$ _____
Estimated funds needed to close		\$ _____

Note: **This is not a closing statement.** This is intended to give the seller an estimate of what their expenses could be in a typical real estate transaction. The broker and designated agent cannot be responsible for miscalculations resulting from changes in fees, differences in mortgage balances or escrow balances, changes in taxes or any other item that may affect the accuracy of this estimate. **This is an estimate and all figures should be reconfirmed with your attorney and possibly your lender.**

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