



ESTIMATED COSTS / NET PROCEEDS

Prepared for _____ Price \$ _____

Property Address _____

Terms: Cash Conv. FHA VA Assumption Seller Financing

	BUYER	SELLER
Down Payment		
MORTGAGE COSTS/PRORATIONS		
Loan Origination Fee %		
Loan Discount Points %		
Underwriting Fee		
Lender Document/Preparation Fee		
Loan Processing/Application Fee		
VA Funding Fee/FHA MIP/Conv. PMI (If paid up front)		
Appraisal Fee		
Credit Report		
Tax Service		
Flood Certificate		
Assumption Fee		
Interest for _____ days @ \$ _____ per day		
Taxes _____ months @ \$ _____ per month		
Insurance _____ months @ \$ _____ per month		
Other:		
ESCROW/TITLE COSTS		
Recording/E Recording Fees		
Escrow Fee		
Owner's Title Insurance Policy		
ALTA Lender's Policy		
Inspection Fee		
Closing Protection Letter		
Endorsements		
Mobile Notary		
Reconveyance Fee		
Real Property Transfer Tax (see Glossary of Terms; rates vary by county)		
Misc. Prorations (Assessments, Utilities, etc.)		
Assumption Setup/Collection Fees		
Other:		
BROKER'S FEES		
Brokerage Fee to Seller's Broker		
Brokerage Fee to Cooperating Broker		
Additional Compensation to Broker		
COMMON INTEREST COMMUNITY (CIC) FEES		
Capital Contribution: Master 2 nd 3 rd		
Transfer/ Set Up Fee: Master 2 nd 3 rd		
Demand Fee: Master 2 nd 3 rd		
Resale Package: Master 2 nd 3 rd		
Other:		
MISCELLANEOUS COSTS		
Home Inspection		
Misc. Inspections (Termite, well, septic, roof)		
Home Warranty Plan		
Deposits & Rents		
Other:		
FUNDS RECEIVED/MISC CREDITS		
Earnest Money Deposit		
Contributions/Repair Credits/Grants		
Other:		
TOTAL ESTIMATED COSTS		

Client Initials _____ / _____ / _____

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ESTIMATED COSTS / NET PROCEEDS

Summary

BUYER

SELLER

Approximate Amount Needed to Close Escrow:	\$ _____ (Total from page 1)	Sales Price	\$ _____
Interest Rate @ _____ %	P&I \$ _____	Current Loan Balance (1 st)	\$ _____
Taxes	\$ _____	Current Loan Balance (2 nd)	\$ _____
Insurance	\$ _____	Other: Loan, Lien, Judgment etc.	\$ _____
PMI/MMI	\$ _____	Subtotal	\$ _____
CIC Dues	\$ _____	Less Estimated Costs	\$ _____
SID/LID	\$ _____	Less Final Mtg. Payment	\$ _____
Est. Monthly Obligation	\$ _____	Estimated Proceeds	\$ _____

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

FIRPTA: Should the provisions of the Foreign Investment in Real Property Tax Act (FIRPTA) (Internal Revenue Code Section 1445) apply, Seller understands that if Seller is a foreign person then the Buyer must withhold a tax in an amount to be determined in accordance with FIRPTA, unless an exemption applies. Additional information for determining status may be found at www.irs.gov.

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, prepayment penalty or impound account. Should an existing FHA loan be paid off, the Seller may be entitled to a refund of any unused Mortgage Insurance Premium; FHA charges interest through the end of the month in which the note is paid off.

NOTE TO BUYER: Buyer costs will vary. The cost of your loan does not take into consideration any points you may purchase and other loan terms.

CLIENT NAME: _____ CLIENT NAME: _____

SIGNATURE: _____ SIGNATURE: _____

CLIENT NAME: _____ CLIENT NAME: _____

SIGNATURE: _____ SIGNATURE: _____

DATE: _____ TIME: _____ DATE: _____ TIME: _____

AGENT NAME (Print) _____

COMPANY NAME (Print) _____

Client Initials _____/_____/_____/_____

Client Initials _____/_____/_____/_____

Glossary of Terms

ALTA Lender's Policy: Insurance that protects the lender against any claims that arise from arguments about ownership of the property. The cost is based on the loan amount.

Additional Compensation to Broker: Additional charges or fees a brokerage may have to cover document protection, storage of documents, transaction coordination, additional compensation pursuant to a broker agreement etc.

Appraisal Fee: Fee charged for preparing an appraisal, which gives an estimate of the property's fair market value; an appraisal is generally required by a lender before a loan can be approved.

Assumption Fee: Fee that may be charged when a buyer is assuming a mortgage from a seller.

Assumption Setup/Collection Fees: An account servicing fee charged by a title co. when there is seller participation in a loan.

Brokerage Fee: Compensation payable to the real estate broker(s) for services rendered in the sale of property.

Common Interest Community Capital Contribution: A fee some CIC's charge to contribute to the community funds upon moving into the community.

Common Interest Community Demand Fee: Fee charged by CIC for escrow to obtain current balance of CIC account, assessment amounts and transfer amounts etc. due to the CIC upon closing escrow.

Common Interest Community Resale Package Fee: Fee charged by a CIC to prepare a resale package per NRS 116.4109.

Common Interest Community Transfer Fee: An administrative service fee charged by a CIC to transfer ownership records.

Contributions/Repair Credits/Grants: Other types of credits given on behalf of the purchaser from the seller or others.

Credit Report: The fee charged to run your credit report for your loan application.

Closing Protection Letter: A letter issued from title to the lender to protect against certain losses during the closing process.

Down Payment: The amount of cash a buyer will pay at the time of closing which reduces the loan balance.

Deposits & Rents: When transferring title from a seller who is a landlord to a buyer when a tenant is in place certain deposits & rents held by the investor seller will need to be transferred to the new buyer.

Endorsements: Lender required exclusions or additions to their title policy.

Ernest Deposit: A good faith deposit of money offered with a written offer on a purchase. Once accepted the funds will be deposited into escrow and credited toward the purchaser's down payment or closing costs.

Escrow Fee: A Fee charged by an escrow company to facilitate the closing of a real estate transaction.

Existing Mortgage Prepayment Fee: A penalty that may be assessed when paying off a mortgage note before the due date.

Flood Certification: A fee charged by the title company to determine whether a property is in a flood plain.

FHA Mortgage Insurance (MIP): an upfront fee charged by the Federal Housing Authority based on the amount of the down payment. In addition a monthly payment that will be impounded with your taxes & insurance to insure the mortgage from default.

Funding Fee: A fee charged by a mortgage lender for preparing the closing documents and associated funding paperwork.

Home Inspection: A fee charged by a home inspector who examines the structure and mechanical systems to determine a home's safety, and to notify the buyer of any repairs that may be needed.

Home Warranty Plan: Offers protection for mechanical systems and attached appliances against unexpected repairs not covered by homeowner's insurance.

Inspection Fee: a drive by inspection of the property for title insuring purposes.

Insurance: Also known as homeowner's or hazard insurance. It combines protection against damage to a dwelling and its contents with protection against claims of negligent action that results in someone's injury or property damage.

Interest: A fee charged for the use of money. At closing, the interest will be prorated until the first of the next month.

Lender Document Preparation Fee: An administrative fee charged to prepare the actual loan documents for signature.

Loan Discount Points: Discount points are paid to reduce the interest rate on a loan, and are generally calculated to be the equivalent to 1% of the total loan.

Loan Origination Fee: The charge for preparing, submitting and evaluating a loan application. The fee compensates the loan officer and is usually calculated as a percentage of the new loan amount.

Loan Processing/Application Fee: The charge for processing a loan and preparing it for underwriting.

Misc. Inspections: Other inspections a buyer may authorize including but not limited to termite, well, septic, roof.

Mobile Notary: a notary that has added insurance to notarize various loan and title documents at a location other than the escrow office at the convenience of the client.

Owner's Title Insurance Policy: A homebuyer's policy that protects against any claims that arise from arguments about ownership of the property.

Private Mortgage Insurance (PMI): A monthly payment for mortgage insurance on a conventional loan. Mortgage insurance protects lenders against some or most of the losses that can occur when a borrower defaults. Mortgage insurance is required primarily for borrowers with a down payment of less than 20% of the purchase price. Can be paid in advance with closing costs or impounded monthly with your taxes & insurance.

Real Property Transfer Tax (RPTT): (Also known as the Nevada Transfer Tax) A tax required to be paid any time property is conveyed from one owner to another. Rates vary by county.

Prorations: A proportional division of a fee or assessment, such as taxes.

Reconveyance Fee: A fee charged by a mortgage holder to convey the property to the owner when a loan is paid off.

Recording Fee & E Recording Fee: A fee charged by the County Recorder to file and record written documents on the public record. Also can now be recorded electronically which would be the E Recording Fee.

Taxes: An annual assessment on real property that is paid to the county. Several months will be collected at closing to begin your impound account.

Tax Service: A fee charged to set up monitoring of a borrower's tax payments, to prevent tax liens to the lender's detriment.

Underwriting Fee: A fee charged by a mortgage lender for preparing the loan and associated paperwork.

VA Funding Fee: A charge levied by the Veterans' Administration to insure a VA loan, paid instead of MIP. The amount is calculated as a percentage of the loan amount and can be paid up front with closing costs or added to the mortgage loan.

Client Initials _____/_____/_____/_____

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