

GREATER LAS VEGAS ASSOCIATION OF REALTORS®

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



Prepared for _____ Price \$ _____

Property Address _____

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

	BUYER		SELLER
Down Payment		\$AVFC	
MORTGAGE COSTS			
Loan Origination Fee		VFC	
Credit Report		AVFC	
VA Funding Fee (may be financed)		V	
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		\$AVFC	\$AVFC
Escrow Fee		\$AFC	\$AVFC
ALTA Lenders Policy		VFC	
Buyers Closing Costs (when included in price)			VFC
Title Insurance Policy			\$AVFC
Nevada Transfer Tax (5.10 per \$1000)			\$AVFC
Reconveyance Fees			
Proration (Interest / Assessments)			
Setup / Collection Fees		A	A
Flood Certification		CF	V
BROKERS COSTS			
Brokerage Fee			
Transaction Fee			
MISCELLANEOUS COSTS			
Homeowner Association Dues / Transfer Fee		\$AVFC	\$AVFC
Homeowner Association Documents Fee			\$AVFC
One Year Home Protection Plan			
Property Inspection Fees			
Well / Septic Inspection Fees			
Miscellaneous			
TOTAL ESTIMATED BUYER COSTS / SELLER PROCEEDS			

BUYER INITIALS: _____ DATE: _____

SELLER INITIALS: _____ DATE: _____

BUYER INITIALS: _____ DATE: _____

SELLER INITIALS: _____ DATE: _____



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Prepared for _____ Price \$ _____

Property Address _____

<u>BUYER</u>		<u>SELLER</u>	
Approximate amount needed to close escrow:		Estimated Sales Proceeds:	
\$ _____ (total from page 1)		Sales Price	\$ _____
Approximate monthly payment:		Less Present loan Balance(s)	\$ _____
Interest Rate @ _____ % P & I	\$ _____	Subtotal	\$ _____
Taxes	\$ _____	Less Estimated Costs	\$ _____
Insurance	\$ _____	Less Final Mtg. Pymt.	\$ _____
PMI / MMI	\$ _____	Less Seller Financing	\$ _____
HOA Dues	\$ _____	Estimated Proceeds	\$ _____
SID / LID	\$ _____		
EST. MONTHLY OBLIGATION	\$ _____		

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 _____

COMPANY NAME _____