

Seller Net Sheet

Estimated net proceeds. Estimate only; the title or escrow company handling the closing provides the final figures.

PROPERTY ADDRESS

CLOSING DATE

SELLER

PREPARED BY

SALE

Sale price

\$

COMMISSION

Commission

% of the sale price

- \$

Other brokerage fees

- \$

LOAN PAYOFFS

First mortgage payoff

lender's payoff statement

- \$

Second mortgage / HELOC payoff

- \$

TITLE AND ESCROW

Owner's title insurance

where the seller pays it

- \$

Other title charges

search, lien search, deed prep

- \$

Settlement / escrow fee

seller's share

- \$

TRANSFER TAXES AND RECORDING

State transfer tax

% of the sale price

- \$

County / city transfer tax

- \$

Recording fees

release of mortgage

- \$

HOA, PRORATIONS AND CREDITS

HOA estoppel / transfer fees

- \$

HOA dues owed

- \$

Property tax proration

annual tax × days ÷ 365

± \$

Seller credit to buyer

- \$

Repairs / home warranty

- \$

Other costs

- \$

Credits to seller

e.g. prepaid HOA refund

+ \$

Total deductions

\$

Estimated net to seller

\$

Net = sale price - commission - payoffs - title, escrow and taxes - HOA and other costs ± prorations + credits to seller.

[Get county transfer taxes filled in automatically at netsheet.org](#)