



ESTIMATED SELLER PROCEEDS
(C.A.R. Form ESP, Revised 4/06)

SELLER: John Doe

DATE: 02/02/2009

PROPERTY ADDRESS: 812 Green, San diego Ca 92115

This estimate is based on costs associated with conventional financing type of financing.

PROJECTED CLOSING DATE: 05/10/2009 PROPOSED SALE PRICE: \$ 600,000.00

Current Annual Property Taxes: \$ 3,500 Rate: 1.250 % Monthly Homeowners Dues, if any: \$ _____

CHARGES BY EXISTING LIEN HOLDERS

Interest to payoff date (first loan) # Days 10 \$ 632
 Interest (secondary financing) # Days _____ \$ _____
 Interest on lines of credit or other financing \$ _____
 Prepayment penalty \$ _____
 Demand and Reconveyance fees \$ 100
 Other lender fees (wire transfers, courier, etc.) \$ _____

ENCUMBRANCES (EXISTING LIENS)

First Loan Rate: 6.500 % \$ 350,000
 Secondary Financing Rate: _____ % \$ _____
 Secured Lines of Credit \$ _____
 Bonds, Liens, etc. \$ _____
 Other \$ _____
TOTAL ENCUMBRANCES \$ 350,000

ESCROW AND TITLE CHARGES

Escrow Fee including any Exchange Fees \$ 1,200
 Title Insurance Policy \$ 2,040
 Drawing, Notary and Recording Fees \$ 100

GROSS EQUITY \$ 250,000
(Expected sale price less encumbrances)

OTHER EXPENSES & PRORATIONS

Brokerage -Listing Amount \$ _____ or 6.000 % \$ 36,000
 Fee -Selling Amount \$ _____ or _____ % \$ _____
 Transfer Tax-County Rate per \$1,000 \$ 0.55 \$ 330
 -City Rate per \$1,000 \$ _____
 Property Taxes # Days 130 \$ 1,263
 Homeowners Dues # Days _____ \$ _____
 Buyer's Closing Costs \$ _____
 Natural Hazard Disclosure and/or other Reports \$ 114
 Wood Destroying Pest and/or other Inspection Fees \$ 50
 Corrective Work and/or other Repairs \$ 2,000
 Home Warranty Program \$ 400
 Rents and Security Deposits \$ _____
 VA/FHA Discount Points and Fees \$ _____
 HOA Transfer and/or Move-Out Fees \$ _____
 Other \$ _____

ESTIMATED CREDITS

Prorated Property Taxes # Days _____ \$ _____
 Prorated Homeowners Dues # Days _____ \$ _____
 Other _____ \$ _____
 Other _____ \$ _____

TOTAL ESTIMATED CREDITS \$ _____

PROCEEDS RECAP

Expected Sale Price \$ 600,000
 LESS Total Encumbrances - 350,000
 LESS Total Estimated Expenses - 44,229
 PLUS Total Estimated Credits + _____
ESTIMATED TOTAL SELLER PROCEEDS \$ 205,770
 LESS any Note Carried by Seller - _____
 LESS any Federal/State Withholding - _____

TOTAL ESTIMATED EXPENSES \$ 44,229

ESTIMATED SELLER CASH PROCEEDS \$ 205,770

This estimate, based upon the above sale price, type of financing and projected closing date, has been prepared to assist Seller in estimating costs and proceeds. Amounts will vary depending upon differences between actual and estimated repairs that may occur in the transaction, unpaid loan balances, assessments, liens, impound accounts, charges by lenders, escrow companies, title insurers and other service providers and other items. Not all liens may yet have been identified. Neither Broker nor Agent guarantee these figures represent the actual, or only, amounts and charges. By signing below Seller acknowledges that Seller has read, understands and received a copy of this Estimated Seller Proceeds.

Seller John Doe Date _____
 Seller _____ Date _____
 Real Estate Broker (Firm) BG Barnes Real Estate DRE Lic. # 00659882
 By (Agent) Bruce G Barnes DRE Lic. # 00659882 Date 02/02/2009
 Address 5060 La Jolla Blvd. #PA City San Diego State CA Zip 92109
 Telephone (858)-483-2105 Fax (858) 483-2106 E-mail bbarnes1@san.rr.com

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REAL ESTATE BUSINESS SERVICES, INC.
 a subsidiary of the California Association of REALTORS®
 525 South Virgil Avenue, Los Angeles, California 90020

Reviewed by _____ Date _____

