

**ESTIMATED COST SHEET**

Seller: \_\_\_\_\_ Buyer: \_\_\_\_\_  
 Property Address: \_\_\_\_\_ Purchase Price: \$ \_\_\_\_\_  
 Estimate Prepared By: \_\_\_\_\_ Date: \_\_\_\_\_

\$ Denotes party usually paying costs. Mark in both columns indicates Buyer and Seller normally split costs.

| ITEM   |     |      |     |       |      | SELLER | BUYER |
|--|-----|------|-----|-------|------|--------|-------|
|  | OCB | CASH | CTL | FHAVA | CONV |        |       |
| 1. Down Payment  | ♦   | ♦    | ♦   | ♦     | ♦    |        | \$    |
| 2. Escrow Fee (VA-Buyer cannot pay)                      | ♦   | ♦    | ♦   | ♦     | ♦    | \$     | \$    |
| 3. New Loan Escrow Fee (VA-Buyer cannot pay)             | ♦   |      |     | ♦     | ♦    | \$     | \$    |
| 4. Owner's Title Policy                                  | ♦   | ♦    | ♦   | ♦     | ♦    | \$     |       |
| 5. ALTA Loan Policy                                      | ♦   |      |     | ♦     | ♦    |        | \$    |
| 6. ALTA Loan Endorsements (i.e. 8.1, PUD, etc.)          | ♦   |      |     | ♦     | ♦    |        | \$    |
| 7. Recording Fees  | ♦   | ♦    | ♦   | ♦     | ♦    | \$     | \$    |
| 8. Account Servicing Setup Fee                           | ♦   |      |     |       |      |        |       |
| 9. Interest Adjustment (existing loans)                  | ♦   | ♦    | ♦   | ♦     | ♦    | \$     |       |
| 10. Payoff Statement Fee                                 | ♦   | ♦    |     | ♦     | ♦    | \$     |       |
| 11. Payoff Penalty - Existing Loan(s)                    | ♦   | ♦    |     | ♦     | ♦    | \$     |       |
| 12. Reconveyance/Satisfaction Fee                        |     | ♦    |     | ♦     | ♦    | \$     |       |
| 13. Tracking Fee   | ♦   | ♦    |     | ♦     | ♦    | \$     |       |
| 14. Appraisal  | ?   | ?    | ?   | ♦     | ♦    |        |       |
| 15. Application Fee (i.e. credit report, etc.)           | ♦   |      | ♦   | ♦     | ♦    |        | \$    |
| 16. Origination Fee                                      |     |      |     | ♦     | ♦    |        |       |
| 17. VA Funding Fee                                       |     |      |     | ♦     |      |        |       |
| 18. Loan Discount Points                                 |     |      |     | ♦     | ♦    |        |       |
| 19. FHA/VA Loan Costs                                    |     |      |     | ♦     |      |        |       |
| 20. Miscellaneous Loan Costs                             |     |      |     | ♦     | ♦    |        |       |
| 21. Flood Certification                                  | ?   | ?    | ?   | ♦     | ♦    |        | \$    |
| 22. Prepaid Interest ( _____ days)                       | ♦   |      |     | ♦     | ♦    |        | \$    |
| 23. Tax Impound (see chart)                              | ♦   |      |     | ♦     | ♦    |        | \$    |
| 24. Hazard Insurance (1st year + 2 mo. impound)          | ♦   | ?    | ♦   | ♦     | ♦    |        | \$    |
| 25. MIP/PMI Premium (1st year + 2 mo. impound)           |     |      |     | ♦     | ♦    |        | \$    |
| 26. Fire Protection Proration (if not included in taxes) | ♦   | ♦    | ♦   | ♦     | ♦    |        | \$    |
| 27. Flood Insurance (1st year + 2 mo. impound)           | ?   | ?    | ?   | ♦     | ♦    |        | \$    |
| 28. Assumption Processing/Transfer Fee(s)                |     |      | ♦   |       |      |        |       |
| 29. Loan Payment Due (existing loans)                    | ♦   | ♦    | ♦   | ♦     | ♦    |        |       |
| 30. Brokerage Fee  | ♦   | ♦    | ♦   | ♦     | ♦    | \$     |       |
| 31. Home Warranty Policy                                 | ♦   | ♦    | ♦   | ♦     | ♦    |        |       |
| 32. Property Inspection Fee(s)                           | ♦   | ♦    | ♦   | ♦     | ♦    |        | \$    |
| 33. Wood Infestation Report                              | ♦   | ♦    | ♦   | ♦     | ♦    |        | \$    |
| 34. Environmental Inspection Fee(s)                      | ♦   | ♦    | ♦   | ♦     | ♦    |        | \$    |
| 35. Homeowner's Association Proration                    | ♦   | ♦    | ♦   | ♦     | ♦    |        | \$    |
| 36. HOA Transfer Fee(s)                                  | ♦   | ♦    | ♦   | ♦     | ♦    |        |       |
| 37. HOA Inspection/Certification Fee(s)                  | ♦   | ♦    | ♦   | ♦     | ♦    | \$     |       |
| 38. Express and/or Courier Fee(s)                        | ♦   | ♦    | ♦   | ♦     | ♦    | \$     | \$    |
| 39. Real Estate Tax Proration                            | ♦   | ♦    | ♦   | ♦     | ♦    | \$     |       |
| 40.  | ♦   | ♦    | ♦   | ♦     | ♦    |        |       |
| 41.  | ♦   | ♦    | ♦   | ♦     | ♦    |        |       |
| 42.  | ♦   | ♦    | ♦   | ♦     | ♦    |        |       |
| 43.  | ♦   | ♦    | ♦   | ♦     | ♦    |        |       |
| 44.  |     |      |     |       |      |        |       |
| 45.  |     |      |     |       |      |        |       |
| <b>TOTAL ESTIMATED COSTS</b>                             |     |      |     |       |      |        |       |

| ESTIMATED PROCEEDS DUE SELLER   |           |
|---|-----------|
| Purchase Price  | \$        |
| Less Present Loan Balance(s)  | -\$       |
| Less Estimated Costs  | -\$       |
| <b>ESTIMATED NET AMOUNT</b>   | <b>\$</b> |
| Less Owner Financing  | -\$       |
| <b>ESTIMATED PROCEEDS AT COE</b>  | <b>\$</b> |
| <small>Proceeds do not include refunds of impounds, insurance prorations, required repairs, appraisal reinspection, termite treatment or repairs.</small> |           |
| <b>Proceeds shall be paid after recordation.</b>  |           |

| BUYER'S ESTIMATED MONTHLY PAYMENT            |                    |   |
|--|--------------------|---|
| Loan Amount:                                 | Type of Loan: CONV |   |
| Term of Loan:                                | Interest Rate:     | % |
| Principal & Interest                         | \$                 |   |
| Taxes  | \$                 |   |
| Insurance                                    | \$                 |   |
| MIP/PMI                                      | \$                 |   |
| HOA and/or P & I (2nd Loan)                  | \$                 |   |
| <b>ESTIMATED MONTHLY PAYMENT</b>             | <b>\$</b>          |   |
| Courtesy of Title Security Agency of Arizona |                    |   |

SELLER(S) \_\_\_\_\_ MO/DA/YR \_\_\_\_\_ BUYER(S) \_\_\_\_\_ MO/DA/YR \_\_\_\_\_

THIS INFORMATION IS PROVIDED AS A COURTESY AND IS ONLY AN ESTIMATE. TITLE SECURITY AGENCY OF ARIZONA IS RELEASED FROM ANY AND ALL LIABILITY AS TO THE ACCURACY OF THE ESTIMATED COST SHEET.