

**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.