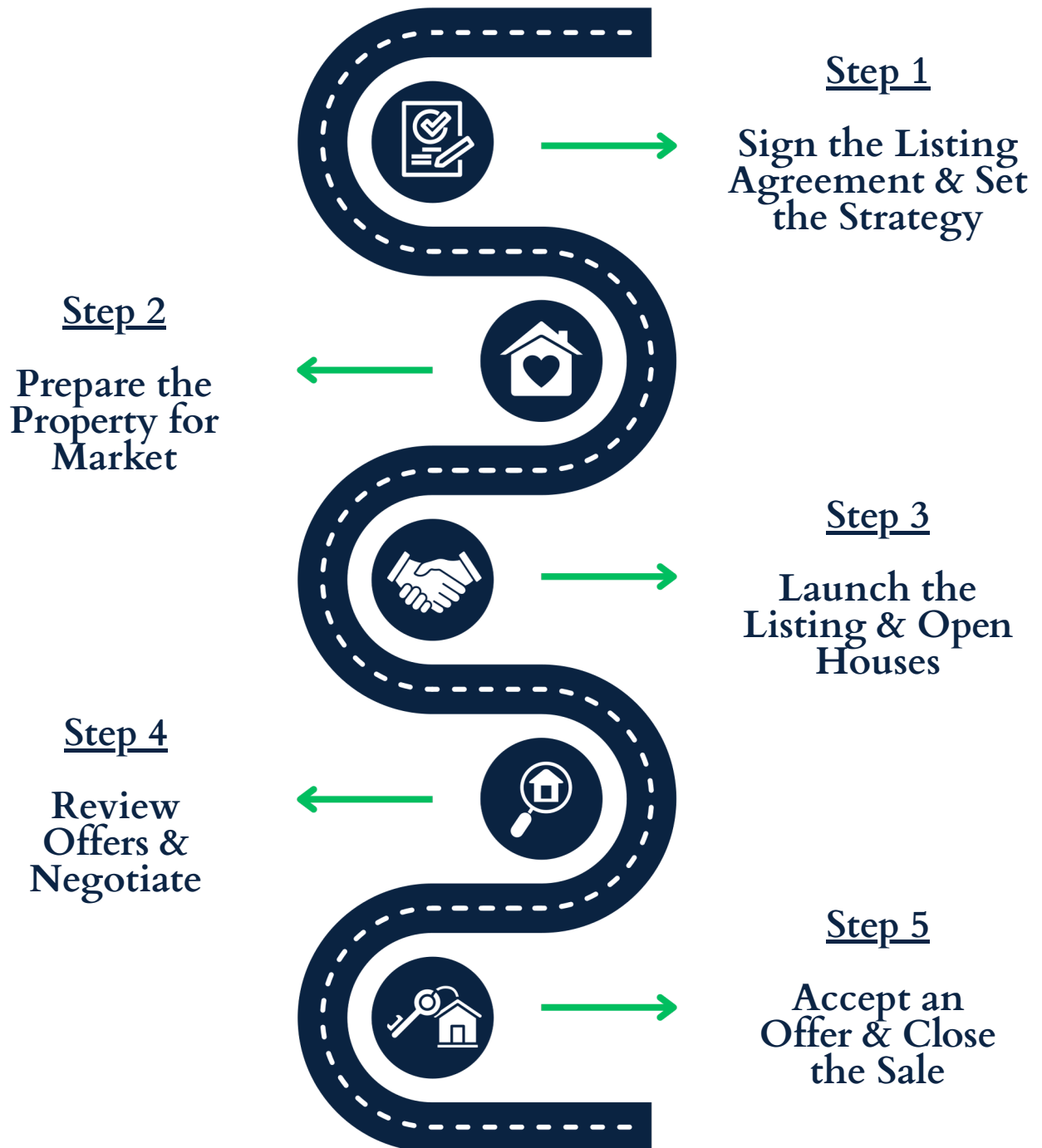


# SELLER'S ROADMAP

*How to Sell a Home in 5 Simple Steps*



# SELLER ESTIMATED NET SHEET



## SELLER ESTIMATED NET SHEET

Prepared For: \_\_\_\_\_

Property Address: \_\_\_\_\_

Closing Date: \_\_\_\_\_

Prepared By: **Ana Bastas Real Estate Team** \_\_\_\_\_

### SALE DETAILS

DESCRIPTION	AMOUNT
Estimated Sale Price	

### ESTIMATED DEDUCTIONS

DESCRIPTION	AMOUNT
Mortgage Payout Balance	
Mortgage Penalty (If Applicable)	
Real Estate Commission	
HST on Commission	
Legal Fees & Disbursements	
Property Tax Adjustments	
Condo Fee Adjustments (If Applicable)	
Staging / Cleaning Costs	
Moving Expenses	
Repairs	
Other Closing Costs	

### SALES DETAILS - TOTAL ESTIMATED DEDUCTIONS = ESTIMATED NET PROCEEDS TO SELLER

\$ - \$ = \$

### IMPORTANT NOTES

This statement is intended as an estimate only and is provided for informational purposes. Final figures may vary based on:

- Lawyer adjustments
- Mortgage payout statements
- Utility adjustments
- Final closing calculations
- Negotiated credits or amendments

Final numbers will be confirmed by the seller's lawyer and lender prior to closing.



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