Estimated Net Proceeds Planning Worksheet

A simple seller net sheet for estimating proceeds at closing.

PROPERTY / CALCULATION INPUTS

Property address	Closing date	Annual county taxes

Commission amounts are calculated as sale price x the entered percentage. County taxes are prorated from January 1 through the closing date.

ESTIMATED NET PROCEEDS AT CLOSING

ITEM	AMOUNT
Contract or Expected Sale Price	
ESTIMATED CLOSING COSTS	
Owner's Title Policy	
County Property-Tax Proration	
Listing-Agent Commission	
Buyer's-Agent Compensation	
Settlement, Title, Recording and Water/Sewer Fees	
HOA Fees and Outstanding Dues	
Seller Concessions and Inspection / Repair Credits	
Other Seller-Paid Closing Costs	
Total Estimated Closing Costs	
OUTSTANDING DEBT	
Primary Mortgage Payoff	
HELOC, Second Mortgage and Other Liens	
Total Outstanding Debt	
Estimated Net Proceeds at Closing	

Sale Price - Closing Costs - Outstanding Debt

= Estimated Net Proceeds at Closing

Supporting Planning Information

Use this page to estimate costs outside closing and identify figures that still need verification.

COSTS OUTSIDE CLOSING

PLANNING EXPENSE	ESTIMATED AMOUNT
Pre-Market Repairs and Preparation	
Staging, Cleaning and Photography	
Moving, Storage or Temporary Housing	
Other Transition Costs	
Total Planning and Transition Costs	

ESTIMATED USABLE PROCEEDS

Estimated Net Proceeds at Closing	
Less Planning and Transition Costs	
Estimated Usable Proceeds	

FIGURES TO VERIFY

- ☐ Mortgage payoff statement
- ☐ Annual county property taxes
- ☐ Negotiated compensation percentages
- ☐ Seller concessions
- ☐ HELOC or second-mortgage payoff
- ☐ Owner's title-policy estimate
- ☐ HOA fees and outstanding dues
- ☐ Inspection or repair credits
- ☐ Other liens, title charges or closing obligations

QUESTIONS AND NOTES

Use this area for figures needing confirmation, title-company or lender notes, and questions for the consultation.