

Estimated Seller Proceeds

March 31, 2022

Prepared By:
Listing Broker: Trueblood Real Estate
Agent: Gabby O'Connor
Address: 8700 North St 350
City, State Zip: Fishers, IN 46038
Phone: (317) 518-4453
Fax:

Prepared For:
Owner: Patrick & Kayla Baker
Address: 5145 Crittenden Ave
City, State Zip: Indianapolis, IN 46205
County: Marion

Estimated Closing Date: Tuesday, May 31, 2022

Selling Price	\$250,000.00	\$265,000.00	\$275,000.00
Less: Ext. Mortgage Payoff(s)	(\$175,000.00)	(\$175,000.00)	(\$175,000.00)
Property Taxes			
First Half 2021	Paid	Paid	Paid
Second Half 2021	\$557.00	\$557.00	\$557.00
151 days in 2022 @ 3.05 per day	\$460.55	\$460.55	\$460.55
Additional Tax To Collect	\$0.00	\$0.00	\$0.00
Less: Property Taxes Due	(\$1,017.55)	(\$1,017.55)	(\$1,017.55)
Sales Commissions			
Listing Broker 2.00%	\$5,000.00	\$5,300.00	\$5,500.00
Co-Op Broker 3.00%	\$7,500.00	\$7,950.00	\$8,250.00
Less: Total Sales Commissions	(\$12,500.00)	(\$13,250.00)	(\$13,750.00)
Fees			
Closing	\$250.00	\$250.00	\$250.00
Closing Protection Letter	\$25.00	\$25.00	\$25.00
Deed Prep	\$75.00	\$75.00	\$75.00
Search & Exam	\$250.00	\$250.00	\$250.00
Seller Title Services	\$100.00	\$100.00	\$100.00
TIEFF	\$5.00	\$5.00	\$5.00
Less: Total Fees	(\$705.00)	(\$705.00)	(\$705.00)
Title Insurance			
Premium	\$662.50	\$692.50	\$712.50
Re-Issue Credit	(\$0.00)	(\$0.00)	(\$0.00)
Total Premium	\$662.50	\$692.50	\$712.50
Less: Seller's Portion	(\$662.50)	(\$692.50)	(\$712.50)
Net Sellers Proceeds	\$60,114.95	\$74,334.95	\$83,814.95

Disclaimer: The information provided above reflects an estimate of the charges that you are likely to incur at the sale of your property. The fees and any proceeds are only an estimate and should not be construed as a commitment. For further assistance please contact your representative.