

**GREATER LAS VEGAS ASSOCIATION OF REALTORS®**

**BUYER'S CLOSING COST ANALYSIS  
AND SELLER'S ESTIMATED NET PROCEEDS**



Prepared for \_\_\_\_\_ Price \$ \_\_\_\_\_

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

Terms:  Cash(\$)  Conv(C)  FHA(F)  VA(V)  Assumption(A)  Seller Financing

	BUYER	SELLER
Down Payment		\$AVFC
<b>MORTGAGE COSTS</b>		
Loan Origination Fee		VFC
Credit Report		AVFC
VA Funding Fee (may be financed)		V
FHA Mortgage Insurance Premium (may be financed)		F
Appraisal Fee		VFC
Termite Inspection		VF
Loan Discount Points @ _____ %		
Lender Document Preparation Fee		VF
Loan Processing / Application Fee		C
Existing Mortgage Prepayment Penalty		
Assumption Fee		A
Tax Service		C
Interest for _____ days @ \$ _____ per day		VFC
Taxes _____ months @ \$ _____ per month		VFC
Insurance _____ months @ \$ _____ per month		VFC
Mortgage Insurance Impound		CF
<b>TITLE COSTS</b>		
Recording Fee		\$AVFC
Escrow Fee		\$AFC
ALTA Lenders Policy		VFC
Buyers Closing Costs (when included in price)		VFC
Title Insurance Policy		\$AVFC
Nevada Transfer Tax (5.10 per \$1000)		\$AVFC
Reconveyance Fees		
Proration (Interest / Assessments)		
Setup / Collection Fees		A
Flood Certification		CF
<b>BROKERS COSTS</b>		
Brokerage Fee		
Transaction Fee		
<b>MISCELLANEOUS COSTS</b>		
Homeowner Association Dues / Transfer Fee		\$AVFC
Homeowner Association Documents Fee		\$AVFC
One Year Home Protection Plan		
Property Inspection Fees		
Well / Septic Inspection Fees		
Miscellaneous		
<b>TOTAL ESTIMATED BUYER COSTS / SELLER COSTS</b>		

BUYER INITIALS: \_\_\_\_\_ DATE: \_\_\_\_\_

SELLER INITIALS: \_\_\_\_\_ DATE: \_\_\_\_\_

BUYER INITIALS: \_\_\_\_\_ DATE: \_\_\_\_\_

SELLER INITIALS: \_\_\_\_\_ DATE: \_\_\_\_\_



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Prepared for \_\_\_\_\_ Price \$ \_\_\_\_\_

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

<u>BUYER</u>		<u>SELLER</u>	
Approximate amount needed to close escrow:		Estimated Sales Proceeds:	
\$ _____ (total from page 1)		Sales Price	\$ _____
Approximate monthly payment:		Less Present loan Balance(s)	\$ _____
Interest Rate @ _____ % P & I	\$ _____	Subtotal	\$ _____
Taxes	\$ _____	Less Estimated Costs	\$ _____
Insurance	\$ _____	Less Final Mtg. Pymt.	\$ _____
PMI / MMI	\$ _____	Less Seller Financing	\$ _____
HOA Dues	\$ _____	Estimated Proceeds	\$ _____
SID / LID	\$ _____		
<b>EST. MONTHLY OBLIGATION</b>	<b>\$ _____</b>		

NOTE: This estimate is prepared in good faith; however, neither the Greater Las Vegas Association of REALTORS® nor Broker assumes any responsibility for unintentional errors nor do they guarantee any specific costs or proceeds.

NOTE TO SELLER: Seller financing costs will vary. The above estimates are based upon loan balance figures that have been supplied by you, and do not take into consideration any delinquent payments, pre-payment penalty or impound account. Should an existing FHA loan be paid off, the Seller may be entitled to a refund of any unused prepaid Mortgage Insurance Premium; FHA charges interest through the end of the month in which the note is paid off.

\_\_\_\_\_, \_\_\_\_\_  A.M.  P.M.  
 BUYER    SELLER'S SIGNATURE                      DATE                      TIME

\_\_\_\_\_, \_\_\_\_\_  A.M.  P.M.  
 BUYER    SELLER'S SIGNATURE                      DATE                      TIME

SELLING    LISTING AGENT \_\_\_\_\_

COMPANY NAME \_\_\_\_\_