FICTIONAL SAMPLE - NOT A CLOSING DISCLOSURE

Estimated Seller Net Sheet

88 Bayview Terrace #1802 (fictional)

Prepared for **Fictional seller**
County **Broward**
Prepared on **October 5, 2026**

Prepared by **Reddy fictional sample**
Estimated closing **November 14, 2026**

Sample inputs: $600,000 price; 5% commission; $310,000 payoff; $9,600 annual tax, unpaid; seller pays owner's title policy; seller is not a foreign person; $850 monthly HOA, paid through October 31. Saved fees: $500 settlement and $245 title search; the six other default fees are explicitly $0.

Estimated Seller Proceeds	**$243,612.68**

Charge / Item	Seller Debit	Seller Credit
Transaction Details		
Sale Price		$600,000.00
Prorations / Adjustments		
Property Tax Proration	$8,004.03	
Association Dues Proration	$363.29	
Government Recording and Transfer Charges		
Doc Stamps - Deed	$4,200.00	
Title Insurance		
Owner's Title Policy	$3,075.00	
Settlement Fee	$500.00	
Title Search Fee	$245.00	
Commission		
Seller Paid Commission	$30,000.00	
Payoffs and Withholding		
Mortgage Payoff	$310,000.00	
Totals	**$356,387.32**	**$600,000.00**
Estimated Seller Proceeds		**$243,612.68**

Estimates only; final figures come from the title company or closing agent. This is not a Closing Disclosure.
Prepared with Reddy