

NHN Sun Mountain Court

SELLERS' "**ESTIMATED**" NET PROCEEDS

		SELLING PRICE RANGE					
<u>EXPENSES</u>	<u>FACTOR</u>	<i>\$318,000</i>		<i>\$328,000</i>		<i>\$338,000</i>	
MORTGAGE PAYOFF	\$0	\$0		\$0		\$0	
2ND MORTGAGE	\$0	\$0		\$0		\$0	
<i>TOTAL PAYOFF</i>	<i>\$0</i>	<i>\$0</i>		<i>\$0</i>		<i>\$0</i>	
REAL ESTATE FEES	8.00%	\$25,440	8.00%	\$26,240	8.00%	\$27,040	8.00%
EXCISE TAX		\$5,093	1.60%	\$5,253	1.60%	\$5,413	1.60%
TITLE INSURANCE	TABLE	\$1,090	0.34%	\$1,090	0.33%	\$1,090	0.32%
ESCROW FEES	TABLE	\$736	0.23%	\$736	0.22%	\$736	0.22%
RECONVEYANCE FEE	\$350.00	\$350	0.11%	\$350	0.11%	\$350	0.10%
TAX PRORATION	\$0.00	\$0	0.00%	\$0	0.00%	\$0	0.00%
ASSOC DUES/UTILS	\$0.00	\$0	0.00%	\$0	0.00%	\$0	0.00%
VA NON-ALLOWABLE	\$0.00	\$0	0.00%	\$0	0.00%	\$0	0.00%
SELLER CONCESSION	\$0.00	\$0	0.00%	\$0	0.00%	\$0	0.00%
SEPTIC INSPECTION	\$0.00	\$0	0.00%	\$0	0.00%	\$0	0.00%
OTHER INSPECTIONS	\$0.00	\$0	0.00%	\$0	0.00%	\$0	0.00%
WORK ORDERS (EST)	\$0.00	\$0	0.00%	\$0	0.00%	\$0	0.00%
HOME WARRANTY	\$0.00	\$0	0.00%	\$0	0.00%	\$0	0.00%
OTHER EXPENSES	\$0.00	\$0	0.00%	\$0	0.00%	\$0	0.00%
<i>SELLING COSTS</i>		<i>\$32,709</i>	<i>10.3%</i>	<i>\$33,669</i>	<i>10.3%</i>	<i>\$34,629</i>	<i>10.2%</i>
TOTAL DEDUCTION (EST):		<i>\$32,709</i>		<i>\$33,669</i>		<i>\$34,629</i>	
ESTIMATED NET PROCEEDS:		<i>\$285,300</i>		<i>\$294,300</i>		<i>\$303,400</i>	