

NHN Sun Mountain Court

SELLERS' "**ESTIMATED**" NET PROCEEDS

		SELLING PRICE RANGE					
<u>EXPENSES</u>	<u>FACTOR</u>	<i>\$300,000</i>		<i>\$320,000</i>		<i>\$340,000</i>	
MORTGAGE PAYOFF	\$0	\$0		\$0		\$0	
2ND MORTGAGE	\$0	\$0		\$0		\$0	
TOTAL PAYOFF	\$0	\$0		\$0		\$0	
REAL ESTATE FEES	8.00%	\$24,000	8.00%	\$25,600	8.00%	\$27,200	8.00%
EXCISE TAX		\$4,805	1.60%	\$5,125	1.60%	\$2,445	0.72%
TITLE INSURANCE	TABLE	\$1,090	0.36%	\$1,090	0.34%	\$1,090	0.32%
ESCROW FEES	TABLE	\$736	0.25%	\$736	0.23%	\$736	0.22%
RECONVEYANCE FEE	\$350.00	\$350	0.12%	\$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>\$30,981</i>	<i>10.3%</i>	<i>\$32,901</i>	<i>10.3%</i>	<i>\$31,821</i>	<i>9.4%</i>
TOTAL DEDUCTION (EST):		\$30,981		\$32,901		\$31,821	
ESTIMATED NET PROCEEDS:		\$269,000		\$287,100		\$308,200	