

**BUYER’S NET SHEET**

**The Southern Land Brokers, LLC**

Post Office Box 217

Hayneville, AL 36040

|  |
| --- |
| **BUYER’S NET SHEET** |

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

Price \_\_\_\_\_\_\_\_\_\_\_\_\_\_ (contract):

Down Payment: \_-\_\_\_\_\_\_\_\_\_\_\_\_\_(20% to avoid PMI)

Loan Amount: \_\_\_\_\_\_\_\_\_\_\_\_\_\_

PMI, if applicable: \_+\_\_\_\_\_\_\_\_\_\_\_\_\_ (1 year = 1.75% of loan amount)

**TOTAL ESTIMATED**

**LOAN AMOUNT:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Monthly P&I \_\_\_\_\_\_\_\_\_\_\_\_\_ (use calculator/table)

Monthly insurance \_\_\_\_\_\_\_\_\_\_\_\_\_ (call agent)

Monthly taxes \_\_\_\_\_\_\_\_\_\_\_\_\_ (divide courthouse record by 12)

PMI, if applicable \_\_\_\_\_\_\_\_\_\_\_\_\_ (divide annual above by 12)

**TOTAL ESTIMATED**

**MONTHLY PAYMENT** \_\_\_\_\_\_\_\_\_\_\_\_\_

**Possible Closing Costs:**

Origination Fee \_\_\_\_\_\_\_\_\_\_\_\_\_\_ (1% of total loan amount)

Processing Fee \_\_\_\_\_\_\_\_\_\_\_\_\_\_ ($200)

Tax Service Fee \_\_\_\_\_\_\_\_\_\_\_\_\_\_ ($80)

Title Insurance \_\_\_\_\_\_\_\_\_\_\_\_\_\_ ($3.50 X PRICE/1000 + $150)

Title Opinion \_\_\_\_\_\_\_\_\_\_\_\_\_\_ ($400)

Underwriting Fee \_\_\_\_\_\_\_\_\_\_\_\_\_\_ ($295)

Amortization Fee \_\_\_\_\_\_\_\_\_\_\_\_\_\_ ($30)

Seller/Purchase acknowledges that these closing costs are ESTIMATES and are provided in accordance with Alabama Real Estate Commission requirements. **Southern Land Brokers does not guarantee** **these estimated cost figures**, and seller/purchaser acknowledges that the ACTUAL CLOSING COSTS number provided by the closing attorney/mortgage company may change significantly from these estimates.

Attorney Fees \_\_\_\_\_\_\_\_\_\_\_\_\_\_ ($350)

Document Preparation \_\_\_\_\_\_\_\_\_\_\_\_\_\_ ($250)

Recording Fees \_\_\_\_\_\_\_\_\_\_\_\_\_\_ ($200)

Wood Infestation Report \_\_\_\_\_\_\_\_\_\_\_\_\_\_ ($150)

Flood Certification \_\_\_\_\_\_\_\_\_\_\_\_\_\_ ($22)

Credit Report \_\_\_\_\_\_\_\_\_\_\_\_\_\_ ($60)

Appraisal \_\_\_\_\_\_\_\_\_\_\_\_\_\_ ($400)

Survey \_\_\_\_\_\_\_\_\_\_\_\_\_\_ ($400)

**TOTAL** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Pre-Paid Closing Costs:**

1 year Hazard Insurance \_\_\_\_\_\_\_\_\_\_\_\_\_\_ ($4.50 per $1000)

2 months taxes \_\_\_\_\_\_\_\_\_\_\_\_\_\_ (monthly taxes x 2)

2 months insurance \_\_\_\_\_\_\_\_\_\_\_\_\_\_ (monthly insurance x 2)

2 months PMI \_\_\_\_\_\_\_\_\_\_\_\_\_\_ (monthly PMI x 2)

Interest \_\_\_\_\_\_\_\_\_\_\_\_\_\_ (loan amount x interest rate / 365 x 15)

 **TOTAL** \_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Needed at Closing:**

Possible Closing Costs \_\_\_\_\_\_\_\_\_\_\_\_\_\_

Pre-Paid Closing Costs \_+\_\_\_\_\_\_\_\_\_\_\_\_\_

Down Payment \_-\_\_\_\_\_\_\_\_\_\_\_\_\_

Earnest Money \_-\_\_\_\_\_\_\_\_\_\_\_\_\_

**TOTAL** \_\_\_\_\_\_\_\_\_\_\_\_\_\_

Signature:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Signature:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_