

SELLER'S ESTIMATED NET PROCEEDS

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED. ©Texas Association of REALTORS®, Inc. 2018

The figures below are estimates. Actual costs and proceeds will vary. Estimates are not guaranteed.			
Seller:	Armstrong County,	Joe Neely, Commissioner	
Address:	PO Box 52	3, Claude, TX 79019	
Anticipated Closing Date: Octob	er 7, 2024		
Estimated Annual Property Taxe	es: \$		
Estimated Annual Maintenance I			
Buyer's Anticipated Financing:		FHA USDA Reverse Mortgage	
Estimated Costs		Estimated Proceeds to Seller:	
Attorney's Fees / Doc. Prep.	150.00	Sales Price 47,000.00	
Brokers' Fees <u>6.000</u> %	2,820.00	Less Estimated Costs (
Condo. Transfer Fee	-	Less Estimated Loan Payoff ()	
Courier & Express Mail Fees	250.00		
Escrow Fee (one-half) Prorations*:	350.00		
Taxes Prorated for 281 days	•	Estimated Net Proceeds: 42,184.00	
Interest (Assumptions)**		L3timated Net 1 100eeds. 42,104.00	
Maintenance Fees			
Assessments			
Rents		After Closing Refunds	
Recording Fees			
Repairs Required by Buyer		Estimated Unused Insurance	
Repairs Required by Lender	-	Estimated Escrow Balance	
Residential Service Contract Seller Allowances or FHA/VA	,		
Nonallowables (Para. 12)		-	
Survey Fee	1,000.00	Total Estimated Refunds:	
Tax Certificate Fee	1,000.00	Total Estimated Refunds:	
Title Policy - Owner's	496.00		
Wiring Fees			
72			
:			
(
Total Estimated Costs	\$4,816.00		
Note: Seller may be required to pa the service providers before	ay some costs directly to closing.		
* Prorations are calculated thr		ared by:	
** Interest is prorated only in a			