

Team OnCapeRealEstate Seller's Net

Attorney Representation Estimate (Attorney fees differ; Fee will be more if complications arise)	\$700.00
Discharge of Mortgage	\$75.00
Excise Tax for Deeds (\$6.12 per \$1000)	\$_____
Deed Recording	\$125.00
Real Estate Taxes (Seller is responsible for taxes until closing day)	\$_____
Existing Mortgage Balance	\$_____
Smoke Detector Inspection More if Repairs or replacement are needed.	\$25-\$50.00
Septic plan (Estimate of Engineering Cost for new plan)	\$1,700.00
Installation of new Title V Septic System More if installation is complex (not applicable for condos)	\$4,500-\$10,000.00
Title V Septic System Inspection (Good for 2 years) (Condominium Association should have one on file and are generally good for 3 years)	\$350-\$450
Well Water Test- Required if for domestic use	\$25.00
Condo Sale-extra Docs	\$50.00
Broker's Commission	\$_____
Total Expenses	\$_____
Projected Sale Price	\$_____
Seller's Net (Less Expenses)	\$_____

Taxes are prorated at closing. The Seller, at closing, pays final Water bill. Gas and Electric meters are read the day of closing and final bill will be sent to Seller. If there is an Oil Tank, it is customary for the Seller to fill tank prior to closing and Seller will be reimbursed for a full tank. These figures are not exact and should not be taken as actual closing costs. Additional costs can occur. An attorney should be consulted for complete closing costs.