

Seller's Closing Costs Calculator

Net Sheet By The Gifford Group

Made for giffordgrouptx@gmail.com

Sales Price of the home:

\$ *350,000

Current Mortgage Due:

\$ 250,000

What Month are you selling?

6.0

Day you are closing:

11* Day Day

Estimate Mortgage Interest due to mortgage company:

\$ 413

HOA fees you owe:

\$ 380

Capitalization Fees:

\$ 875

Yearly HOA Fees:

\$ 850

Capitalization Fees:

875

HOA Resale Certificate Fees:

\$ 0

Owner's Title Policy:

\$ 2,150

Who Pays Owner's Title Policy?:

Seller Paid (standard

Year Property Tax Rate:

2.75 %

Total Real estate Commissions:

6.00%

Commission:

\$ 21,000

Taxes you still owe, (prorated):

\$ 4,300

Title company Fees

\$ 650

Home Warranty:

\$ 650

Repair allowance:

\$ 500

Recording fee:

\$ 100

Guaranty Fee:

\$ 2

Tax Certificate:

\$ 65

Vien Liens:

\$ 250

Survey fee:

\$ 50



THE GIFFORD GROUP
— OPENING DOORS TO NEW BEGINNINGS™ —

From: Scotty Gifford

Seller's Fees:

\$ 34,035

Seller Concession

\$ 3,500

Total Estimated Net Proceeds:

\$ 65,965

"Improvements":

\$ 1,000

Your pre-tax capital gain is::

\$ 64,965

Your Federal Tax Bracket for Long Term Capital Gains:

Tax Bracket 15%

Single or Married:

Have you owned the home 2 out of the last 5 years?

Yes Capital Gains Tax Exclusion The current **Capital Gains Exclusion on the sale of the primary residence currently allows for a \$250,000 individual exclusion. Married couples are allowed a \$500,000 marital exclusion** If you have a loss, The IRS allows you to deduct up to \$3,000 in capital losses from your ordinary income each year. Any excess must be carried over to future years to be deducted. (Single) Estimate