

Seller's Net Sheet Overview

The Seller's Net Sheet program has been developed over the last 5 years to be as accurate, fast and easy to use as possible. Single sale price, ranges of sale prices or even target net amounts can be generated in seconds. Even graduated commission splits are included. Download a fully functional demo from <http://www.paulmather.net/netsheet>

Features:

- Standalone application that can be run from a laptop, home computer or office computer without an Internet connection.
- Allows for price ranges and increment values for creating multiple Sale Price Net Sheets in one simple step.
- ***NEW*** - Net Sheets can be generated to find required sale price for specified target net amount.
- Automatically calculates real estate taxes paid by the seller based on half-year taxes and closing date.
- Changes county tax multipliers, water/sewer holdbacks and escrow fees based on county selection (currently supports: Cuyahoga, Lake, Lorain, Medina, Portage, Summit, Erie, Geauga, Huron and Ottawa. Additional counties can be added as requested).
- Calculates Graduated Commission rates (currently includes: 7-5% GR, 6-5% GR, 6-5-4% GR, 6-4% GR, 7%, 6% and 5% - Dual Agency) as well as allowing customizable graduated percentage rates based on the first \$100K and the remainder.
- Includes additional fees and items like doubled Escrow fees for FHA and VA.
- Uses graduated Escrow fees based on Sale Price (Based on Title company's graduated settlement fee schedule for included counties).
- Allows modification of Commission Rate, Home Warranty, First & Second Mortgage values, Water/Sewer holdbacks, Other Expenses (can include credits) and Seller's contribution (Percentage points or fixed dollar amount)
- Option screen allows defaults to be modified (Processing Fee, Deep Prep, Home Warranty, etc).
- Profiles allow agents to quickly select their profile when using office computers.
- Can be exported to HTML, PDF (Adobe Portable Document Format) or TIFF (currently low resolution TIFF).
- Small application size (6 meg install, 500 KB updates).
- Includes Company and Fair housing logos.
- Capable of running on screen resolutions as low as 640X480 (best when used at 1280x1024)
- Includes Owner's Fee Policy Title Insurance and Basic Title Insurance calculations based on state of Ohio values.
- Program interfaces with NORMLS to download ½ year taxes, street address and starting price for existing listings.
- Option to show Net percentage on Net Sheet.
- Send Net Sheets as email attachment directly from this application.
- Built in check for Updates on the Web.
- Agent Info or comments shown at bottom.
- Tip of the Day can be very helpful in learning all of the functions of the program.

30-Day Demo Available from the Web

- Fully functional demo version.
- Unlicensed Demo version allows for company logo selection.

Data entry fields

Multiple Zoom Levels

Generates Multiple Pages in one easy step

Quick Preview of Net Sheets

Company Logo

One, range or desired target based net sheets

Graduated, Flat Commission calculations

Conventional, Cash, FHA and VA financing

User-definable misc. and other expenses fields.

Even more options!

Seller's contributions allowed as percentages or fixed values

Corrected HUD settlement numbers

Administration Fees included

1024 X 768 Resolution is optimal, most commonly used selections are shown

Fair housing logo

Net Sheet criteria displayed

Lines included for easier reading

Optional Suggested Price Icon

Several fields vary based on Sale Price

Optional Table of Contents to Quickly Select desired price

Optional Net Percentage shown next to each Sale Price – Net Price in Table of Contents

Generate multiple financing Net Sheets at one time

Preview dynamically resizes based on page height, width or zoom level



Net Proceeds to Seller



Property Address: 123 Main St, Anytown, OH 44123
 Financing Type: Conventional / Cash
 Date Prepared: 3/12/2007
 Approximate Closing Date: 4/19/2007
 Half Year Taxes: \$1,812
 Commission Rate: 7 - 5% Graduated
 County: Cuyahoga

The following data is for informational purposes only and accuracy of the figures hereinafter set forth is not guaranteed. The actual costs with respect to each transaction will vary depending upon the circumstances.

HUD #	Description	Cost
401	Sale Price	\$170,000
Seller's Costs:		
1108	Owner's Fee Policy of Title Insurance	\$476
1101	Escrow Fee	\$350
1202	County Transfer Tax	\$680
1201	Recording Fees	\$100
1107	Deed Preparation	\$75
1103	Title Examination	\$325
	Miscellaneous Title Fees	\$200
1104	Title Commitment	\$50
1304	Home Warranty	\$375
703	Real Estate Commission	\$10,500
504	First Mortgage Payoff	
505	Second Mortgage Payoff	
704	Regulatory Processing Fee	
	Miscellaneous	\$200
506	Other Expenses	
506	Seller's Contribution	\$5,100
1400	Seller's Settlement Costs	\$18,431
Other Costs:		
511	Real Estate Taxes Paid by Seller	\$2,909
506	Hold Back for Water/Sewer	\$300
	Total Other	\$3,209
520	Total Cost to Seller	\$21,641
603	Estimated Net to Seller (87.3%)	\$148,360

← Suggested

Sellers(s) acknowledge(s) above figures are estimates only.

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