



SELLER ESTIMATED RETURN AT SETTLEMENT

Real Estate Services

ESTIMATED SETTLEMENT DATE 6/27/2011 SELLER Keergaard

PROPERTY 825 Elm Spring Rd.

SALESPERSON Jana Purcell

ESTIMATED CLOSING EXPENSES SELLING PRICE \$ 650,000.00

PA. Realty Transfer Tax (.....%)	<u>31.25</u>	\$ <u>8,125.00</u>
Local Realty Transfer Tax (.....%)	<u>31.25</u>	<u>8,125.00</u>
Settlement Fee		<u>150.00</u>
New Deed & Notary Fee		<u>150.00</u>
Brokers Fee for Professional Services <u>645</u>		<u>33,500.00</u>
Mortgage Discount		<u> </u>
Buyers Closing Costs		<u> </u>
Proration of Current Property Taxes <u>via taxable body</u>		<u> </u>
Proration of Current Water-Sewer Bills <u>via water & sewage authorities</u>		<u> </u>
Proration of Condo & Maintenance Fee		<u> </u>
Administrative Fee		<u>225.00</u>
V.A. Certification if applicable		<u> </u>
Municipal Letter		<u>100.00</u>
Home Warranty		<u>419.00</u>
VA/FHA Service Fee		<u> </u>
<u>1 eye test</u>		<u>95.00</u>
TOTAL EXPENSES		\$ <u>42,764.00</u>
TOTAL AFTER EXPENSES		\$ <u> </u>

ESTIMATED CLOSING CREDITS

Insurance Refund via issuer after closing

Tax Refund via lender after closing

Other.....\$

TOTAL CREDITS \$

ESTIMATED NET PROCEEDS TO SELLER \$

Administrative Fee - Howard Hanna Real Estate Services invests significant time, effort and expense in providing internal support systems that enable our firm to comply with Federal and State Regulations and the Rules and Regulations of the PA State Real Estate Commission. We are required by law to maintain records for a minimum of three years. This fee is not a commission.

I/WE HEREBY AGREE THAT I/WE HAVE READ AND RECEIVED A COPY OF THE ESTIMATED SETTLEMENT COSTS PRIOR TO THE SIGNING OF AN AGREEMENT TO SELL THE PROPERTY LISTED ABOVE.

Jana Purcell

OFFICE Jana Purcell

SALESPERSON SIGNATURE

DATE _____

X _____ (SEAL)

SELLER

X _____ (SEAL)

SELLER