

Date: \_\_\_\_\_

Property: \_\_\_\_\_

# Projected Net Equity Worksheet

## Projected Sales Price of Property

\$ \_\_\_\_\_

### Less:

#### EXISTING FINANCING

\_\_\_\_\_

1st Loan Balance ----- \_\_\_\_\_

2nd Loan Balance ----- \_\_\_\_\_

3rd Loan Balance ----- \_\_\_\_\_

Number of Months Delinquent X -----

BACK PAYMENTS, PENALTIES, & COSTS -----  
(Figure 6% late charge and 3% Trustee's fee)

\_\_\_\_\_

BACK R. E. TAXES & GENERAL LIENS -----  
(Figure 10% penalty on taxes and 10% interest on liens)

\_\_\_\_\_

INTERIM MORTGAGE PAYMENTS -----  
(From now until a resale is finally consummated in 6, 8 or 10 months)

\_\_\_\_\_

INTERIM PROPERTY TAXES -----  
(From now until a resale is finally consummated in 6, 8 or 10 months)

\_\_\_\_\_

COSMETIC FIX-UP -----  
(Figure 6% to 8% depending on age, condition, etc.)

\_\_\_\_\_

Cleaning/Patching/Painting \_\_\_\_\_

Light Fixtures/Fireplace \_\_\_\_\_

Carpeting/Vinyl Flooring/Tile \_\_\_\_\_

Drapes/Curtains/Blinds \_\_\_\_\_

Appliance Replacement/Repair \_\_\_\_\_

Windows/Screens \_\_\_\_\_

Yard Work/Sprinklers/Sod \_\_\_\_\_

Fence/Garage/Laundry Repairs \_\_\_\_\_

Roof/Gutters/Repairs \_\_\_\_\_

Structural/Plumbing/Electrical \_\_\_\_\_

LOAN PRE-PAYMENT PENALTY -----  
(6 months of interest if loan is paid off in the first five years)

\_\_\_\_\_

CONTRIBUTION TO BUYER'S COSTS -----  
(Buyer's market allowance of 1% - 3%)

\_\_\_\_\_

SELLING COMMISSION -----  
(Figure for listing and selling commission total of 6%)

\_\_\_\_\_

TRANSACTIONAL EXPENSES -----  
(Escrow/Title Insurance/Termite, etc., figure 2%)

\_\_\_\_\_

## Projected Net Equity Proceeds

\$ \_\_\_\_\_

Contract Date: \_\_\_\_\_

Midnight Date: \_\_\_\_\_

Transfer Date: \_\_\_\_\_

Move-Out Date: \_\_\_\_\_

NEW Mailing Address: \_\_\_\_\_

\_\_\_\_\_