

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: _____
