



The following are several examples of ***Estimated Seller Closing Costs and Net Seller Proceeds***. La Jolla Village Realty is all about Full Disclosure. This will give potential sellers an idea of what to expect in a sale.

For **specific Estimated Closing Costs and Net Proceeds**, please call us to schedule a no-obligation meet-up at the subject property to discuss such topics as property condition, property value, ideas for increasing value, and specific estimated closing costs for the property sale.

Estimated Seller Proceeds for a \$670,000 sale price		
Sale Price		\$670,000
Listing Agent (La Jolla Village Realty 1%)	\$6,700	
Buyer's Agent (2.5%)	\$16,750	
Title Insurance (Estimated)	\$1,925	
Escrow Fee (Estimated)	\$1,750	
Gov. Transfer Fee (\$1.10 per \$1000 in sale price)	\$737	
Home Warranty (estimated, if needed)	\$650	
NHD (estimated, required)	\$100	
Notary (if needed)	\$100	
HOA Docs transfer fee (estimated)	N/A	
Buyer Repairs (negotiated during escrow, if needed)	TBD	
Total Estimated Closing Costs		\$28,712
Mortgage Payoff (for this example)		\$391,000
Net Proceeds		\$250,288



Estimated Seller Proceeds for a \$1,230,000 sale price		
Sale Price		\$1,230,000
Listing Agent (La Jolla Village Realty 1%)	\$12,300	
Buyer's Agent (2.5%)	\$30,750	
Title Insurance (Estimated)	\$2,768	
Escrow Fee (Estimated)	\$2,097	
Gov. Transfer Fee (\$1.10 per \$1000 in sale price)	\$1,353	
Home Warranty (estimated, if needed)	\$650	
NHD (estimated, required)	\$100	
Notary (if needed)	\$100	
HOA Docs transfer fee (estimated)	N/A	
Buyer Repairs (negotiated during escrow, if needed)	TBD	
Total Estimated Closing Costs		\$50,118
Mortgage Payoff (for this example)		\$765,000
Net Proceeds		\$414,882

Estimated Seller Proceeds for a \$1,950,000 sale price		
Sale Price		\$1,950,000
Listing Agent (La Jolla Village Realty 1%)	\$19,500	
Buyer's Agent (2.5%)	\$48,750	
Title Insurance (Estimated)	\$2,885	
Escrow Fee (Estimated)	\$2,625	
Gov. Transfer Fee (\$1.10 per \$1000 in sale price)	\$2,145	
Home Warranty (estimated, if needed)	\$650	
NHD (estimated, required)	\$100	
Notary (if needed)	\$100	
HOA Docs transfer fee (estimated)	N/A	
Buyer Repairs (negotiated during escrow, if needed)	TBD	
Total Estimated Closing Costs		\$76,755
Mortgage Payoff (for this example)		\$677,500
Net Proceeds		\$1,195,745