

**SELLER'S ESTIMATED EXPENSES**

**www.realestatetwo.com**

Estimated Selling Price \$ \_\_\_\_\_

Less:

1. Unpaid balance of mortgage, liens & equity lines. \$ \_\_\_\_\_

2. Unpaid tax pro-rations to Buyer (Seller may have funds in escrow which would off set this expense) \$ \_\_\_\_\_

3. Attorney's Fee \$ \_\_\_\_\_

4. Broker's Fee \$ \_\_\_\_\_

5. Local Conveyance Tax (Example Shelton \$2.50 per \$1,000.00) \$ \_\_\_\_\_

6. State of CT Conveyance Tax (.05% of purchase price) \$ \_\_\_\_\_

7. Recording fee (\$25.00 - \$35.00) \$ \_\_\_\_\_

8. Well water test where required \$ \_\_\_\_\_

9. Abatement: (of termites, radon, asbestos or lead) \$ \_\_\_\_\_  
These can be costly & need to be addressed by Buyer & Seller, but responsibility traditionally rests on the Seller.

**Subtotal** \$ \_\_\_\_\_

Add:

1. Value of oil in tank \$ \_\_\_\_\_

2. Balance on pre-paid taxes \$ \_\_\_\_\_

**Net** \$ \_\_\_\_\_