



TEXAS ASSOCIATION OF REALTORS®  
**SELLER'S ESTIMATED NET PROCEEDS**

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*The figures below are estimates. Actual costs and proceeds will vary. Estimates are not guaranteed.*

**Seller:** \_\_\_\_\_

**Address:** \_\_\_\_\_

Anticipated Closing Date: \_\_\_\_\_

Estimated Annual Property Taxes: \_\_\_\_\_ % of sales price = \$ \_\_\_\_\_

Estimated Annual Maintenance Fees: \$ \_\_\_\_\_

Buyer's Anticipated Financing:  Conventional  VA  FHA  USDA  Reverse Mortgage  
 Assumption  Owner  Cash

<b>Estimated Costs</b>	
Attorney's Fees / Doc. Prep.	_____
Brokers' Fees _____ %	_____
Condo. Transfer Fee	_____
Courier & Express Mail Fees	_____
Escrow Fee (one-half)	_____
Prorations*:	
Taxes Prorated for _____ days	_____
Interest (Assumptions)**	_____
Maintenance Fees	_____
Assessments	_____
Rents	_____
Recording Fees	_____
Repairs Required by Buyer	_____
Repairs Required by Lender	_____
Residential Service Contract	_____
Seller Allowances or FHA/VA	_____
Nonallowables (Para. 12)	_____
Survey Fee	_____
Tax Certificate Fee	_____
Title Policy - Owner's	_____
Wiring Fees	_____
_____	_____
_____	_____
_____	_____
_____	_____
<b>Total Estimated Costs</b>	_____

<b>Estimated Proceeds to Seller:</b>	
Sales Price	_____
Less Estimated Costs	( _____ )
Less Estimated Loan Payoff	( _____ )
_____	_____
_____	_____
<b>Estimated Net Proceeds:</b>	_____

<b>After Closing Refunds</b>	
Estimated Unused Insurance	_____
Estimated Escrow Balance	_____
_____	_____
_____	_____
<b>Total Estimated Refunds:</b>	_____

*Note: Seller may be required to pay some costs directly to the service providers before closing.*

Prepared by: \_\_\_\_\_

\* Prorations are calculated through the closing date.

\*\* Interest is prorated only in assumption transactions.

**EXHIBIT A**

**TEXAS TITLE INSURANCE BASIC PREMIUM RATES**

Rates Effective May 1, 2013

Policies Up To And Including	Basic Premium	Policies Up To And Including	Basic Premium	Policies Up To And Including	Basic Premium	Policies Up To And Including	Basic Premium
\$10,000	\$238	\$32,500	\$398	\$55,000	\$556	\$77,500	\$716
10,500	\$242	33,000	\$401	55,500	\$559	78,000	\$720
11,000	\$244	33,500	\$405	56,000	\$565	78,500	\$725
11,500	\$248	34,000	\$408	56,500	\$568	79,000	\$729
12,000	\$252	34,500	\$412	57,000	\$571	79,500	\$730
12,500	\$255	35,000	\$415	57,500	\$575	80,000	\$734
13,000	\$260	35,500	\$419	58,000	\$579	80,500	\$738
13,500	\$264	36,000	\$422	58,500	\$581	81,000	\$742
14,000	\$267	36,500	\$426	59,000	\$585	81,500	\$744
14,500	\$270	37,000	\$429	59,500	\$589	82,000	\$748
15,000	\$272	37,500	\$433	60,000	\$593	82,500	\$753
15,500	\$276	38,000	\$437	60,500	\$597	83,000	\$757
16,000	\$280	38,500	\$441	61,000	\$600	83,500	\$759
16,500	\$284	39,000	\$443	61,500	\$603	84,000	\$762
17,000	\$288	39,500	\$447	62,000	\$607	84,500	\$767
17,500	\$292	40,000	\$450	62,500	\$611	85,000	\$770
18,000	\$296	40,500	\$455	63,000	\$613	85,500	\$773
18,500	\$298	41,000	\$457	63,500	\$617	86,000	\$776
19,000	\$301	41,500	\$462	64,000	\$621	86,500	\$781
19,500	\$304	42,000	\$465	64,500	\$625	87,000	\$785
20,000	\$309	42,500	\$469	65,000	\$628	87,500	\$788
20,500	\$312	43,000	\$471	65,500	\$631	88,000	\$791
21,000	\$317	43,500	\$475	66,000	\$635	88,500	\$795
21,500	\$320	44,000	\$479	66,500	\$640	89,000	\$799
22,000	\$324	44,500	\$483	67,000	\$644	89,500	\$801
22,500	\$327	45,000	\$487	67,500	\$645	90,000	\$804
23,000	\$330	45,500	\$490	68,000	\$649	90,500	\$809
23,500	\$333	46,000	\$493	68,500	\$653	91,000	\$813
24,000	\$337	46,500	\$497	69,000	\$656	91,500	\$817
24,500	\$340	47,000	\$499	69,500	\$659	92,000	\$819
25,000	\$345	47,500	\$503	70,000	\$664	92,500	\$823
25,500	\$348	48,000	\$508	70,500	\$668	93,000	\$827
26,000	\$352	48,500	\$512	71,000	\$672	93,500	\$831
26,500	\$355	49,000	\$515	71,500	\$674	94,000	\$832
27,000	\$358	49,500	\$518	72,000	\$677	94,500	\$837
27,500	\$361	50,000	\$522	72,500	\$681	95,000	\$842
28,000	\$365	50,500	\$525	73,000	\$685	95,500	\$845
28,500	\$368	51,000	\$527	73,500	\$688	96,000	\$847
29,000	\$373	51,500	\$531	74,000	\$692	96,500	\$851
29,500	\$376	52,000	\$536	74,500	\$696	97,000	\$855
30,000	\$380	52,500	\$540	75,000	\$700	97,500	\$859
30,500	\$383	53,000	\$543	75,500	\$702	98,000	\$862
31,000	\$387	53,500	\$547	76,000	\$706	98,500	\$866
31,500	\$390	54,000	\$550	76,500	\$709	99,000	\$870
32,000	\$393	54,500	\$553	77,000	\$713	99,500	\$873
						100,000	\$875

**Title Basic Premium Calculation for Policies in Excess of \$100,000**

**Using the table below, apply these steps to determine basic premium for policies above \$100,000:**

- Step 1 In column (1), find the range that includes the policy's face value.
- Step 2 Subtract the value in column (2) from the policy's face value.
- Step 3 Multiply the result in Step 2 by the value in column (3), and round to the nearest dollar.
- Step 4 Add the value in column (4) to the result of the value from Step 3.

**(See examples provided following the table.)**

(1) Policy Range	(2) Subtract	(3) Multiply by	(4) Add
[ \$100,001 - \$1,000,000 ]	100,000	0.00554	\$ 875
[ \$100,000,001 - \$5,000,000 ]	1,000,000	0.00456	\$ 5,861
[ \$5,000,001 - \$15,000,000 ]	5,000,000	0.00376	\$ 24,101
[ \$15,000,001 - \$25,000,000 ]	15,000,000	0.00267	\$ 61,701
[ Greater than \$25,000,000 ]	25,000,000	0.00160	\$ 88,401

**Examples for Policies in Excess of \$100,000**

**Example 1:**

- (1) Policy is \$268,500
- (2) Subtract \$100,000 ==> \$268,500 - \$100,000 ==> Result \$168,500
- (3) Multiply by 0.00554 ==> \$168,500 x 0.00554 ==> \$933.49 ==> Result = \$933
- (4) Add \$875 ==> \$933 + \$875 ==> Final Result = \$1,808

**Example 2:**

- (1) Policy is \$4,826,600
- (2) Subtract \$1,000,000 ==> \$4,826,600 - \$1,000,000 ==> Result \$3,826,600
- (3) Multiply by 0.00456 ==> \$3,826,600 x 0.00456 ==> \$17,449.30 ==> Result = \$17,449
- (4) Add \$5,861 ==> \$17,449 + \$5,861 ==> Final Result = \$23,310

**Example 3:**

- (1) Policy is \$10,902,800
- (2) Subtract \$5,000,000 ==> \$10,902,800 - \$5,000,000 ==> Result \$5,902,800
- (3) Multiply by 0.00376 ==> \$5,902,800 x 0.00376 ==> \$22,194.53 ==> Result = \$22,195
- (4) Add \$24,101 ==> \$22,195 + \$24,101 ==> Final Result = \$46,296

**Example 4:**

- (1) Policy is \$17,295,100
- (2) Subtract \$15,000,000 ==> \$17,295,100 - \$15,000,000 ==> Result \$2,295,100
- (3) Multiply by 0.00267 ==> \$2,295,100 x 0.00267 ==> \$6,127.92 ==> Result = \$6,128
- (4) Add \$61,701 ==> \$6,128 + \$61,701 ==> Final Result = \$67,829

**Example 5:**

- (1) Policy is \$39,351,800
- (2) Subtract \$25,000,000 ==> \$39,351,800 - \$25,000,000 ==> Result \$14,351,800
- (3) Multiply by 0.00160 ==> \$14,351,800 x 0.00160 ==> \$22,962.88 ==> Result = \$22,963
- (4) Add \$88,401 ==> \$22,963 + \$88,401 ==> Final Result = \$111,364