Agent or brokerage logo

Agent Name | DRE # License

Brokerage Brokerage | Phone Phone

Pay At Closing
SAN DIEGO

SELLER NET SHEET

As-is, or fixed up first?

What you'd walk away with each way. The work is paid from escrow at closing, so nothing comes out of your pocket before the sale.

Seller Name | Date Date

Property Address

EXAMPLE NUMBERS ONLY Not a valuation or a prediction. Replace every figure with your own.

	AS-IS	FIXED UP
Expected sale price Agent's estimate from comps	$790,000	$825,000
Commissions, total % Negotiable; enter what's agreed	5%	5%
Commission amount	**$39,500**	**$41,250**
Escrow, title and other closing costs, %	1%	1%
Closing costs amount	**$7,900**	**$8,250**
Mortgage and lien payoff	$400,000	$400,000
Carrying cost per month Mortgage, taxes, insurance, utilities	$4,000	$4,000
Months until closing Use your own days-on-market data	2	2
Carrying cost total	**$8,000**	**$8,000**
Pay At Closing work From the written scope; paid from escrow	**none**	$20,000
Estimated seller net	**$334,600**	**$347,500**

Difference, fixed up vs as-is
Positive means the seller nets more by fixing first.

+$12,900

How to read it. Fixing first only makes sense if the higher price beats the cost of the work plus the extra commission and closing costs on that higher price. This sheet shows whether it does for this house. If the difference is small or negative, list it as-is.

Pay At Closing terms. No interest. No credit check. No price-drop clause. Licensed contractor: The Rock Remodel Inc, CSLB Lic. 1042918. If the home doesn't sell, the contract spells out what happens next.

Estimates only. Not a guarantee of sale price, net proceeds or timing. Confirm payoff and closing costs with escrow and the lender. Pay At Closing does not pay or receive referral fees.