Form W-01 | Rev. 07/2026

WORKSHEET

SELLER NET PROCEEDS WORKSHEET

Traditional Listed Sale vs. Direct Cash Sale | Estimate Comparison

Property address: ____________________, City: ____________, State of ________, ZIP: ________. Prepared by: ____________ Date: ________

Enter an estimated sale price for each path, then subtract each deduction that applies. The right-hand column reflects a direct as-is sale to a cash buyer.

LINE ITEM	TRADITIONAL LISTED SALE	DIRECT CASH SALE
A. ESTIMATED SALE PRICE	**$**	**$**
LESS: DEDUCTIONS		
1. First mortgage payoff (principal, interest, fees)	$	$
2. Second mortgage / HELOC payoff	$	$
3. Agent commissions (_____ % of sale price)	$	$ 0 (no agents)
4. Title and escrow / settlement fees	$	$
5. Transfer taxes and recording fees	$	$
6. Attorney fees	$	$
7. Repairs, credits, and buyer-requested concessions	$	$ 0 (as-is)
8. Holding costs while listed (payments, taxes, insurance, utilities x ____ months)	$	$ 0
9. Prorated property taxes due at closing	$	$
10. Prorated HOA dues and HOA transfer / estoppel fees	$	$
11. Other liens or judgments to be satisfied	$	$
12. Other: ____________________	$	$
B. TOTAL DEDUCTIONS (sum of lines 1-12)	**$**	**$**
ESTIMATED NET PROCEEDS (line A minus line B)	**$**	**$**

NOTES. Figures above are estimates only and are not a guarantee of actual proceeds. Actual payoff amounts, prorations, and fees are determined by the closing agent at settlement.