



*NOTE: Broker compensation rates/amounts are not set by law or REALTOR® Association rules and are negotiable in every transaction.*

**ALABAMA REALTORS® 2025 SELLER'S ESTIMATED CLOSING STATEMENT**

**Property:** 145 Cameron Court; Alexandria, AL 36250

**Purpose of Estimate:** Offer Counter-offer ☒ Listing Changed Listing Terms

**Seller:** Brandon Keith New and Tonya Deanne New

**Buyer:** \_\_\_\_\_

**Brokerage:** United Country Real Estate/Taylor Rea **Agent:** Phyllis Taylor, REALTOR

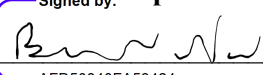
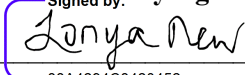
Price .....	\$ <u>524,000</u>
<b>Less:</b>	
Mortgage Balance* .....	\$ _____
Other Mortgage/Secured Loan (e.g. HELOC, Liens)*...	\$ _____
Tax Proration* .....	\$ <u>1270.00 (Oct. through June)</u>
Interest Proration* .....	\$ _____
Seller Broker Compensation <u>3</u> % .....	\$ <u>15,720.00</u>
Buyer Broker Compensation <u>3</u> % .....	\$ <u>15,720.00</u>
Brokerage Transaction Fee .....	\$ <u>200.00</u>
Discount Points** .....	\$ _____
Seller's Concession to Buyer .....	\$ _____
Closing Agent/Attorney .....	\$ _____
Deed Preparation/Recording Fees .....	\$ <u>150.00</u>
Home Warranty .....	\$ _____
Termite Inspection .....	\$ <u>150.00</u>
Appraisal Fee .....	\$ _____
HOA/Condo Fees .....	\$ _____
Transfer Fees .....	\$ _____
Title Insurance .....	\$ _____
Lender Required Fees Paid By Seller (if applicable)....	\$ _____
_____	\$ _____
<u>Transfer of termite bond</u> .....	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
<b>Estimated Total Deductions .....</b>	<b>\$ <u>33,210.00</u></b>

**Estimated Net to Seller** (does not include any required repairs, liens, judgments, taxes, and prorated interest if *unknown* at this time) ..... **\$ 490,790.00**

\*Approximate amount based on information furnished by the Seller

\*\* Discount points are subject to change

**DISCLAIMER:** The above figures are estimates only and subject to change at or before closing. This is not a closing statement required from financial institution. Neither broker nor agent makes any representation as to the accuracy or correctness of the items or amounts shown. Seller may obtain exact items and amounts from the closing attorney. Seller acknowledges understanding of this disclaimer and receipt of this Seller's Estimated Closing Statement by signing below.

Signed by: Seller:  Seller:   
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**Date:** 4/26/2025 **Prepared by:** Phyllis Taylor, REALTOR