



*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:** 907 9th Avenue NE; Jacksonville, AL 36265

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

**Seller:** Christopher Jon McCoullough and Jennifer Songe McCoullough

**Buyer:**

**Brokerage:** United Country Real Estate - Taylor Real Estate Solutions **Agent:** Phyllis Taylor, REALTOR

Price .....	\$ 264,000.00
<b>Less:</b>	
Mortgage Balance* .....	\$
Other Mortgage/Secured Loan (e.g. HELOC, Liens)*...	\$
Tax Proration* .....	\$ 898.00 estimated
Interest Proration* .....	\$
Seller Broker Compensation <u>3</u> % .....	\$ 7920.00
Buyer Broker Compensation <u>3</u> % .....	\$ 7920.00
Brokerage Transaction Fee .....	\$ 200.00
Discount Points** .....	\$
Seller's Concession to Buyer .....	\$
Closing Agent/Attorney .....	\$
Deed Preparation/Recording Fees .....	\$ 150.00
Home Warranty .....	\$
Termite Inspection .....	\$ 150.00
Appraisal Fee .....	\$
HOA/Condo Fees .....	\$
Transfer Fees .....	\$
Title Insurance .....	\$
Lender Required Fees Paid By Seller (if applicable)....	\$
.....	\$
.....	\$
.....	\$
.....	\$
.....	\$
<b>Estimated Total Deductions .....</b>	<b>\$ 17,238.00</b>

**Estimated Net to Seller** (does not include any required repairs, liens, judgments, taxes, and prorated interest if *unknown* at this time) ..... **\$ 246,762.00**

\*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:	Signed by:
Seller: _____	Seller: _____
43C2DCD1DE554BD...	C134F511A78A429...
Date: 6/2/2025	Prepared by:
	691544AB544F4CE...