



Buyers Guide



The following guide is meant to be used as an estimating tool only! Each property sale has various elements that can cause unforeseen variables.

Sale Price	\$	<input type="text"/>
Taxes	\$	<input type="text"/>
Association Fees	\$	<input type="text"/>
Sales Fee	\$	<input type="text"/>
State Doc Stamps	\$	<input type="text"/>
Title Insurance	\$	<input type="text"/>
Repairs	\$	<input type="text"/>
Closing Agency Fee	\$	<input type="text"/>

Optional Expenses

Attorney	\$	<input type="text"/>
Home Warranty	\$	<input type="text"/>
Mortgage Balance	\$	<input type="text"/>
Total Expenses	\$	<input type="text"/>
Net Proceeds	\$	<input type="text"/>

1. Calculate your purchase price based on your desired comfort and financial ability..
2. If the seller has paid this years taxes, divide the total tax amount paid by 365 and estimate you closing date. Multiply by the days after your estimated purchase date and add that amount as a "+". If taxes haven't been paid, then calculate the number of days you'll have in the property for the year and add that amount as a "-".
3. Divide the projected monthly association fee by the number of days of the month of closing.
4. From your new mortgage total, multiply that amount by .002. Add that calculated amount as a "-".
5. If you are assuming an existing mortgage, multiply that amount by .0035. Add that amount as a "-".
6. The cost relating to a new mortgage can extensively differ, add any mortgage fees as a "-".
7. You may need to pay part of the fees required by the closing agent, estimate those costs and add that amount as a "-".
8. Place any and all application fees here. Add these fees as a "-".
9. If you choose to employ the services of an attorney, only you can estimate what the charges might be. Whatever the fee, add that figure as a "-".
10. It is your option to purchase a home warranty to protect the purchase of your new property. The cost of such a warranty can vary from \$300 to \$800. If you choose to purchase a warranty, add an estimated amount as a "-".
11. Check with your mortgage broker about advance payment prorations and add that amount as a "-".
12. Total all your figures accordingly. Add and subtract carefully. Once you have calculated your total, place that figure in the appropriate box.
13. Add your total expenses to your estimated purchase price. Enter that figure accordingly.

Notes: