

# SELLER NET SHEET

## Welcome to Meridian Title Corporation's Online Seller(s) Net Estimate Tool.

By providing information requested, fees and calculations can be obtained for up to 3 estimates at a time on the same property. Estimates can be printed or emailed and may also be saved to your MTC file or to My Saved Estimates, which allows you to save an editable version by name of your choosing for later reference if you are logged into BYPASS.

Auto populated fees and calculations are determined by property location, sales price and closing date provided. Additional fee fields are available for customizing the estimate to reflect the terms as spelled out in a purchase or buy/sell agreement.

Definitions of the various fee lines are available by hovering over the fee name.

The information provided reflects an estimate of the charges that are likely to be incurred in the sale of a residential resale property. The fees and proceeds are only an estimate and should not be construed as a commitment. Rates are subject to change. Seller(s) Net Estimate reflects only those calculations for TN, IL, and MI residential resale transactions. This tool is not intended for the use on Short Sale, REO, or Commercial transactions. For estimates/quotes on Commercial, REO, Short Sale properties, please contact Meridian Title offices directly. See Office Locations tab to locate the office serving you or call 800.777.1574 / email MTC@MeridianTitle.com

**\* required**

Prepared for:  \*Owner:

\*Property Zip Code:  \*City:  \*State:

\*County:  \*Property Address:

Prepared By:  Address:

City:  State:  Zip Code:

Email:  Phone:

Add information specific to the transaction sellers net estimate is being prepared for.

**Search for a file or previously saved estimate.**

Search by MTC File Number:

Load previously saved to profile:

When logged into BYPASS, you can search by MTC file number to auto populate information for the estimate you are preparing. Additionally, you can save and later access editable versions of previously prepared sellers net estimates.

\*Estimate Name:

\*Transaction Type:

\*Estimated Closing:

Date:

\*Sales Price: \$

1st Mortgage: \$

2nd Mortgage: \$

Other: \$

Real Estate Taxes: \$

Unpaid 1st Installment: \$

Unpaid 2nd Installment: \$

Prorated: \$

Total Tax Due: \$

Other Unpaid Taxes / Ditch Drain: \$

Transfer Tax: \$

System will populate title and escrow related fees based on the property location, transaction type, estimated closing date and sales price. Taxes will prorate based on amounts entered and estimated closing date.

Commission %:

Commission Value: \$

OR

Commission Flat Rate: \$

Admin/DPS Fee: \$

Title Insurance: \$

TIEFF: \$

CPL Fee(s): \$

Attorney Fee(s): \$

Express/Wire Fee: \$

Complete required fields and any additional transaction information to include in the estimate.

\*Estimate Name:

The System will allow you to calculate up to 3 estimates at one time for a single property.

Credit to Seller  
 Charge to Seller

Home Owners Association Dues & Fees: \$

Other Description:

Credit to Seller  
 Charge to Seller

Other 1: \$

Other Description:

Credit to Seller  
 Charge to Seller

Other 2: \$

Other Description:

Credit to Seller  
 Charge to Seller

Other 3: \$

Credit to Seller /Charge to Seller fields are available to customize additional items not specified or to make adjustments for auto populated fees.

Expenses Subtotal: \$

Estimated Net Proceeds: \$

After calculating estimate, additional action tabs are available. Estimate can be opened as a PDF, emailed from the site, printed or form can be cleared to create a new estimate.