

Seller Proceeds \$400,000 Traditional

Cash to Seller after Closing Cost \$364,613

6/26/24, 9:14 AM

NWMLS Financial Tools

Estimated Seller's Net Proceeds

Prepared: June 26, 2024

This is an *estimate* of net proceeds. Net proceeds may vary based on additional fees and local taxes.

Selling Price	\$400,000.00
Closing Date: July 26, 2024	
Real Estate Fees	
Listing Brokerage Firm (3%)	\$12,000.00
Buyer Brokerage Firm (3%)	\$12,000.00
Settlement Costs	
Escrow/Closing Fee	\$959.61
Total Title Policy	\$1,350.07
Prorated Property Tax	\$2,273.22
Excise Tax	\$6,400.00
Mortgage Costs	
1st Mortgage Balance	\$0.00
1st Mortgage Prorated Interest	\$0.00
1st Mortgage Prepayment Penalty	\$0.00
2nd Mortgage Balance	\$0.00
2nd Mortgage Prorated Interest	\$0.00
2nd Mortgage Prepayment Penalty	\$0.00
Additional Payoff	\$0.00
Buyer's Cost Paid	
Buyer's Loan Cost Paid by Seller	\$0.00
Other Costs	
Special Assessment	\$0.00
Document Preparation Fee	\$100.00
Recording Fee	\$303.50
HOA Dues	\$0.00
Home Warranty Policy	\$0.00
Pest Inspection	\$0.00
Estimated Seller Costs	\$35,386.40
Estimated Net Proceeds	\$364,613.60

RXB Realty

605 Second St. Suite #222 | Snohomish, WA 98290 | (206) 650-4242

Prepared by: Robert Climer | (360) 286-3103

Seller Proceeds \$389,000 Starting Bid

Cash to Seller after Closing Cost \$377,852

6/26/24, 9:15 AM

NWMLS Financial Tools

Estimated Seller's Net Proceeds

Prepared: June 26, 2024

This is an *estimate* of net proceeds. Net proceeds may vary based on additional fees and local taxes.

Selling Price	\$389,000.00
Closing Date: July 26, 2024	
Real Estate Fees	
Listing Brokerage Firm (0%)	\$0.00
Buyer Brokerage Firm (0%)	\$0.00
Settlement Costs	
Escrow/Closing Fee	\$959.61
Total Title Policy	\$1,350.07
Prorated Property Tax	\$2,210.71
Excise Tax	\$6,224.00
Mortgage Costs	
1st Mortgage Balance	\$0.00
1st Mortgage Prorated Interest	\$0.00
1st Mortgage Prepayment Penalty	\$0.00
2nd Mortgage Balance	\$0.00
2nd Mortgage Prorated Interest	\$0.00
2nd Mortgage Prepayment Penalty	\$0.00
Additional Payoff	\$0.00
Buyer's Cost Paid	
Buyer's Loan Cost Paid by Seller	\$0.00
Other Costs	
Special Assessment	\$0.00
Document Preparation Fee	\$100.00
Recording Fee	\$303.50
HOA Dues	\$0.00
Home Warranty Policy	\$0.00
Pest Inspection	\$0.00
Estimated Seller Costs	\$11,147.89
Estimated Net Proceeds	\$377,852.11

RXB Realty

605 Second St. Suite #222 | Snohomish, WA 98290 | (206) 650-4242

Prepared by: Robert Climer | (360) 286-3103

Seller Proceeds \$410,000 First Bid

Cash to Seller after Closing Cost \$398,257

Estimated Seller's Net Proceeds

Prepared: June 26, 2024

This is an *estimate* of net proceeds. Net proceeds may vary based on additional fees and local taxes.

Selling Price	\$410,000.00
Closing Date: July 26, 2024	
Real Estate Fees	
Listing Brokerage Firm (0%)	\$0.00
Buyer Brokerage Firm (0%)	\$0.00
Settlement Costs	
Escrow/Closing Fee	\$1,058.88
Total Title Policy	\$1,389.78
Prorated Property Tax	\$2,330.05
Excise Tax	\$6,560.00
Mortgage Costs	
1st Mortgage Balance	\$0.00
1st Mortgage Prorated Interest	\$0.00
1st Mortgage Prepayment Penalty	\$0.00
2nd Mortgage Balance	\$0.00
2nd Mortgage Prorated Interest	\$0.00
2nd Mortgage Prepayment Penalty	\$0.00
Additional Payoff	\$0.00
Buyer's Cost Paid	
Buyer's Loan Cost Paid by Seller	\$0.00
Other Costs	
Special Assessment	\$0.00
Document Preparation Fee	\$100.00
Recording Fee	\$303.50
HOA Dues	\$0.00
Home Warranty Policy	\$0.00
Pest Inspection	\$0.00
Estimated Seller Costs	\$11,742.21
Estimated Net Proceeds	\$398,257.79

RXB Realty

605 Second St. Suite #222 | Snohomish, WA 98290 | (206) 650-4242

Prepared by: Robert Climer | (360) 286-3103

Seller Proceeds \$451,500 Accepted Bid

Cash to Seller after Closing Cost \$438,778

Estimated Seller's Net Proceeds

Prepared: June 26, 2024

This is an *estimate* of net proceeds. Net proceeds may vary based on additional fees and local taxes.

Selling Price	\$451,500.00
Closing Date: July 26, 2024	
Real Estate Fees	
Listing Brokerage Firm (0%)	\$0.00
Buyer Brokerage Firm (0%)	\$0.00
Settlement Costs	
Escrow/Closing Fee	\$1,058.88
Total Title Policy	\$1,469.20
Prorated Property Tax	\$2,565.90
Excise Tax	\$7,224.00
Mortgage Costs	
1st Mortgage Balance	\$0.00
1st Mortgage Prorated Interest	\$0.00
1st Mortgage Prepayment Penalty	\$0.00
2nd Mortgage Balance	\$0.00
2nd Mortgage Prorated Interest	\$0.00
2nd Mortgage Prepayment Penalty	\$0.00
Additional Payoff	\$0.00
Buyer's Cost Paid	
Buyer's Loan Cost Paid by Seller	\$0.00
Other Costs	
Special Assessment	\$0.00
Document Preparation Fee	\$100.00
Recording Fee	\$303.50
HOA Dues	\$0.00
Home Warranty Policy	\$0.00
Pest Inspection	\$0.00
Estimated Seller Costs	\$12,721.48
Estimated Net Proceeds	\$438,778.52

RXB Realty

605 Second St. Suite #222 | Snohomish, WA 98290 | (206) 650-4242

Prepared by: Robert Climer | (360) 286-3103

Traditional vs EZ Method

Traditional \$400,000 Netted \$361,613

EZ Started Bid \$389,000 Netted \$377,852

EZ First Bid \$410,000 Netted \$398,257

EZ Accepted Bid \$451,600 Netted \$438,778

\$77,165 Over Traditional

Seller Benefits Using EZ Method

- 1. Took a Vacation**
- 2. Bought a New Car**
- 3. Paid for Movers No U-Haul**
- 4. Paid 6 Months Rent to Find Perfect Home**