



Seller Estimated Proceeds



Prepared For Mahala S Holbert - Sun Cindy Wright

Property Address 2505 W. Trucking Ln, Monroe

Date 1/15/05

Prepared By: [Signature]

Suggested List Price Range 124,900 --- 129,900

<u>128,000</u>	SALES PRICE		<u>123,000</u>
	LESS SELLER EXPENSES:		
<u>3014</u>	TAXES PAYABLE: NOV. 04 MAY 05		<u>3014</u>
<u>8320</u>	\$2000 7% 8% 9% FEE		<u>7995</u>
<u>504</u>	ALTA 92-98 TITLE POLICY		<u>494</u>
<u>409</u>	HOME WARRANTY \$409.00		<u>409</u>
<u>75</u>	DEED/DISC. PREPARATION		<u>75</u>
<u>350</u>	BOUNDARY SURVEY		<u>350</u>
	SURVEY AFFIDAVIT		
	MANDATORY SELLER FHA COSTS		
	PURCHASER CLOSING COSTS		
	CLOSING FEE		
<u>5000</u>	REPAIR COSTS-LOCKSMITH		<u>5000</u>
	FHA-VA COSTS		
	CLOSING COSTS FOR PURCHASER		
	ADVERTISING COSTS		
	INSPECTIONS-WATER TEST		
	NEHEMIAH CONTRIBUTION		
	SELLER SECURITY (2.75%)		
	UTILITIES-MANAGEMENT		
	FINAL SEWAGE BILL		
	UNPAID LIENS		
<u>17672</u>	TOTAL EXPENSES		
<u>110,328</u>	NET BALANCE DUE SELLER		<u>106,663</u>
	LESS MORTGAGE PAYOFF		
<input type="text"/>	Estimated Equity	<input type="text"/>	<input type="text"/>

Note: This is an ESTIMATE ONLY and may change depending on final sales price, individual lender, lawyers, Surveyors, Title Company charges at time of closing. Actual costs will be shown on a closing statement. Figures shown here are estimates only and may not exact, thereby removing ERA Eagle Real Estate and its associates from liabilities therewith.

x [Signature] 1/15/05 x Cindy S. Wright 1/15/05 x
 Sales Associate Date Seller or Representative Date Seller or Representative Date

Fee Schedule, as determined solely by ERA Eagle Real Estate Inc.
 Based on RESIDENTIAL Sales price @ closing:
 Up to 29000.00=\$2000 29001-109,999=7% 110,000-149,999=6.5% 150,000-224,999=6%
 225,000-299,999=5.5% Above 300,000 and New Construction=5% REO govt. properties 6% + Bonus

Title charge benchmarks---for reference only, based on rate sheet from local title company
 20K=150 30K=189 40K=226 50K=257 60K=290 70K=319 80K=349 90K=377 100K=407
 Add 2.00 for every thousand over 100K Add 10% to premium for Alta 98 Policy Deed \$40 Disclosure \$30 (Split)
 Closing Fee: Cash=\$100 Mortgage=\$165 Note: these prices NOT guaranteed---estimates only!!