



GOOD FAITH ESTIMATE OF BUYER'S ACQUISITION COSTS

On Acquisition of Property

Prepared by: Agent _____
Broker _____

Phone _____
Email _____

NOTE: This cost sheet is prepared to assist the buyer to estimate the total cost of acquisition for a property to anticipate the amount of funds likely needed to close, and the source of these funds.

The figures estimated in this cost sheet may vary at the time of closing due to periodic changes in lender demands, escrow fees, other charges and prorates, and thus constitute an opinion, not a guarantee of the preparer.

If acquiring IRC §1031 replacement property, also use a §1031 Profit and Basis Recap Sheet to compute the income tax consequences of the transaction. [See **ft** Form 354]

DATE: _____, 20____, at _____, California.

1. This is an estimate of acquisition costs and the funds required to close the following transaction:

- Purchase Agreement
- Exchange agreement
- Counteroffer
- Escrow Instructions
- Option

- 1.1 entered into by _____,
- 1.2 dated _____, 20____, at _____, California,
- 1.3 regarding real estate referred to as _____.

2. EXISTING FINANCING ASSUMED:

- 2.1 First Trust Deed of Record \$ _____
- 2.2 Second Trust Deed of Record \$ _____
- 2.3 Other Encumbrances/Liens/Bonds \$ _____
- 2.4 TOTAL Encumbrances Assumed [lines 2.1 to 2.4] (+)\$ _____

a. If loan balance adjustments are to be made in cash, the total funds required to close escrow at §10 and §12 will vary.

3. INSTALLMENT SALE FINANCING:

- 3.1 Seller Carryback Financing (+)\$ _____

4. NEW FINANCING ORIGINATED:

- 4.1 New Loan Amount (+)\$ _____
- 4.2 Points/Discount \$ _____
- 4.3 Appraisal Fee \$ _____
- 4.4 Credit Report Fee \$ _____
- 4.5 Miscellaneous Origination Fees \$ _____
- 4.6 Prepaid Interest \$ _____
- 4.7 Mortgage Insurance Premium \$ _____
- 4.8 Lender's Title Policy Premium \$ _____
- 4.9 Tax Service Fee \$ _____
- 4.10 Loan Brokerage Fee \$ _____
- 4.11 Other _____ \$ _____
- 4.12 TOTAL New Financing Costs [lines 4.2 to 4.11] (+)\$ _____

5. PURCHASE COSTS AND CHARGES:

- 5.1 Assumption Fees (First) \$ _____
- 5.2 Assumption Fees (Second) \$ _____
- 5.3 Escrow Fee \$ _____
- 5.4 Notary Fee \$ _____
- 5.5 Document Preparation Fee \$ _____
- 5.6 Recording Fee/Transfer Taxes \$ _____
- 5.7 Title Insurance Premium \$ _____

5.8 Property Condition Reports \$ _____

5.9 Cost of Compliance Repairs \$ _____

5.10 Other _____ \$ _____

5.11 Other _____ \$ _____

5.12 TOTAL Closing Costs [lines 5.1 to 5.11]. (+)\$ _____

5.13 Down Payment on Price. (+)\$ _____

6. TOTAL ESTIMATED ACQUISITION COST [lines 2.4, 3.1, 4.1, 4.12, 5.12 and 5.13] (=)\$ _____

6.1 No post-closing repairs or renovation cost are included here.

7. FUNDS REQUIRED TO CLOSE ESCROW:

7.1 Down Payment On Price (From line 5.13) (+)\$ _____

7.2 Closing Costs (From line 5.12) (+)\$ _____

7.3 New Loan Proceeds (From line 4.1) (+)\$ _____

7.4 New Financing Costs (From line 4.12) (+)\$ _____

7.5 Impounds for New Financing (+)\$ _____

7.6 Hazard Insurance Premium (+)\$ _____

8. PRORATES DUE BUYER AT CLOSE:

8.1 Unpaid Taxes/Assessments \$ _____

8.2 Interest Accrued and Unpaid \$ _____

8.3 Unearned Rental Income. \$ _____

8.4 Tenant Security Deposits \$ _____

8.5 TOTAL Prorates Due Buyer [lines 8.1 to 8.4] (-)\$ _____

9. PRORATES DUE SELLER AT CLOSE:

9.1 Prepaid Taxes/Assessments \$ _____

9.2 Impound Account Balance. \$ _____

9.3 Prepaid Homeowners' Assessment \$ _____

9.4 Prepaid Ground Lease Rent \$ _____

9.5 Unpaid Rents assigned to Buyer \$ _____

9.6 Other _____ \$ _____

9.7 TOTAL Prorates Due Seller [lines 9.1 to 9.6] (+)\$ _____

10. TOTAL FUNDS REQUIRED TO CLOSE ESCROW: [lines 6, 7.1 to 7.6, less 8.5 plus 9.7]. (=)\$ _____

10.1 See §2.4.a. adjustments.

11. SOURCE OF FUNDS REQUIRED TO CLOSE ESCROW:

11.1 New First Loan Amount (From line 4.1) \$ _____

11.2 New Second Loan Amount (Net loan proceeds). \$ _____

11.3 Third-Party Deposits \$ _____

11.4 Buyer's Cash \$ _____

12. TOTAL FUNDS REQUIRED TO CLOSE ESCROW: (Same as line 10) (=)\$ _____

I have prepared this estimate based on my knowledge and readily available data.

Date: _____, 20_____

Broker: _____

Agent: _____

DRE #: _____

Signature: _____

I have read and received a copy of this estimate.

Date: _____, 20_____

Buyer's Name: _____

Signature: _____

Signature: _____