



FORECLOSURE COST SHEET

Costs and Net Proceeds on Foreclosure and Resale

Prepared by: Agent _____
Broker _____

Phone _____
Email _____

NOTE: This cost sheet is prepared and presented to carryback sellers and lenders secured by a junior trust deed. These disclosures help junior trust deed holders anticipate the funding necessary to foreclose and the net proceeds of a foreclosure and resale.

The figures estimated in this cost sheet will vary with time and thus are not a guarantee.

This form does not consider the effects of a bankruptcy, eviction, lost interest, or assignment of rents provision.

1. This estimate of costs incurred to foreclose and resell property under a trust deed is prepared for the following:
 - Purchase Agreement Loan Agreement Exchange Agreement
 - Trust Deed and Note Option
 - 1.1 dated _____, 20____, at _____, California,
 - 1.2 entered into by _____,
 - 1.3 regarding property referred to as _____.
2. Estimated resale value of the real estate \$ _____
3. Balances on senior trust deeds at time of resale
 - 3.1 Underlying first \$ _____
 - 3.2 Underlying second \$ _____
4. Cash advances from the time of default through closing of a resale
 - 4.1 Taxes \$ _____
 - 4.2 Insurance \$ _____
 - 4.3 Improvement bond assessments \$ _____
 - 4.4 Common interest development assessments (condos) \$ _____
 - 4.5 Payments on underlying trust deeds (number of months _____). \$ _____
5. Foreclosure costs and fees to recover a property
 - 5.1 Trustee's guarantee policy \$ _____
 - 5.2 Recording notices \$ _____
 - 5.3 Publishing notices \$ _____
 - 5.4 Postage \$ _____
 - 5.5 Trustee's fees \$ _____
 - 5.6 Miscellaneous charges \$ _____
6. Resale costs after foreclosure and recovery of the property
 - 6.1 Repairs and fixer-up costs \$ _____
 - 6.2 Title insurance premiums \$ _____
 - 6.3 Escrow fees and charges \$ _____
 - 6.4 Broker fees and charges \$ _____
7. Estimated loans, advances, costs and charges to foreclose and resell (3, 4, 5 and 6): . . . (-)\$ _____
8. Estimated net proceeds available to pay off carryback trust deed \$ _____

I have diligently prepared this estimate.
 Date: _____, 20____
 Seller's Broker: _____
 DRE #: _____
 By: _____

I have read and received a copy of this estimate.
 Date: _____, 20____
 Seller's Name: _____
 Seller's Signature: _____
 Seller's Signature: _____