



## Seller's Estimated Net Sheet

Thank you for your request. Below is your seller's net sheet estimate. Please reach out to your closing team with any questions.

Closing Date: **April 08, 2025**

ESTIMATE PREPARED BY:

PROPERTY ADDRESS:  
**10701 E EVANS AVE, AURORA, CO  
80014**

SELLER(S):  
**JON YACOVETTA AND MARTHA  
CLINE**

TRANSACTION DESCRIPTION:  
**None**

BUYER(S):  
**BUYER**

DESCRIPTION	First Quote		Second Quote		Third Quote	
	DEBIT	CREDIT	DEBIT	CREDIT	DEBIT	CREDIT
<b>Sales Price &amp; Earnest Money</b>						
Sales Price		800,000.00		810,000.00		790,000.00
<b>Title Fees - Land Title Guarantee Company</b>						
Title Insurance Owner's Extended Coverage Policy (OEC Premium \$95.00)	2,389.00		2,408.00		2,371.00	
<b>Closing Fees - Land Title Guarantee Company</b>						
Release Service Fee to Land Title Guarantee Company (\$50.00 x 2 payoffs)	100.00		100.00		100.00	
Closing Fee to Land Title Guarantee Company (\$200.00 Paid by Buyer)	200.00		200.00		200.00	
<b>Utility Charges</b>						
Water/Sewer Escrow to Land Title Guarantee Company	500.00		500.00		500.00	
<b>Payoff - Chase - 541,000.00</b>						
Payoff Principal Balance to Chase	541,000.00		541,000.00		541,000.00	
<b>Payoff - Wells Fargo - 88,900.00</b>						
Payoff Principal Balance to Wells Fargo	88,900.00		88,900.00		88,900.00	
<b>Real Estate Tax - ARAPAHOE COUNTY TREASURER</b>						
Current Year Property Taxes 01/01/2025 to 04/08/2025 @ \$10.3311/day	1,002.12		1,002.12		1,002.12	
<b>Agent - Seller's Agent</b>						
Agent Commission to Seller's Agent (Agent for Seller) (2.8% of Sales Price)	22,400.00		22,680.00		22,120.00	
<b>Agent - Buyer's Agent</b>						
Agent Commission to Buyer's Agent (Agent for Buyer) (3.2% of Sales Price)	25,600.00		25,920.00		25,280.00	
<b>Miscellaneous Charges</b>						
Concession/Buydown to Buyer	10,000.00		10,000.00		10,000.00	
<b>Subtotals</b>	692,091.12	800,000.00	692,710.12	810,000.00	691,473.12	790,000.00
<b>Due to Seller/Owner</b>	107,908.88		117,289.88		98,526.88	
<b>Totals</b>	800,000.00	800,000.00	810,000.00	810,000.00	790,000.00	790,000.00

The closing figures, title insurance rates and closing fees made available on this Net Sheet and through the Land Title Guarantee Company Net Sheet application are based solely upon the information you provide to Land Title. Rates and fees are subject to change depending on the coverages and services requested and the accuracy of the data you have provided. Additional charges could be assessed when unusual conditions of title are encountered, special risks are insured against, special services are requested or the terms and conditions of the transaction change. The above figures do not include sales or use taxes on property.