

Prepared for
Property Address
Listing Agent

Thomas Cran
293 Burlington Rd Saint Paul MN 55119
Rikk T Sorenson

Date **08/26/24**

1	Selling Price	300,000.00			
2	Present Mortgage				
3	Interest Adjustment (1 month / 2 months if FHA)				
	Interest Adjustment from _____ to _____				
4	Pay Off of C/D, 2nd Mortgage, Home Improvement loan, Etc.				
5	Interest Adjustment (C / D, 2nd Mortgage, etc.) (1 Month)				
	Interest Adjustment from _____ to _____				
6	Pre-Payment Penalty on Mortgage				
7	Mortgage Payoff Courier Fee				
8	Cont. for Deed Discount		0	0	0
9	Discount Points		0	0	0
10	Sellers Paying Buyer's Closing Costs				
11	DVA Funding Fee (Per P.A.)				
12	DVA Closing Fee, Service Fee and Misc. Buyer Financing Fees				
13	FHA Tax Service Fee & Misc. Buyer Financing Fees charged to Seller				
14	Association Dues				
15	Association Documents Prep. Fee				
16	Special Assessment Search	50.00			
17	Special Assessments Levied, Approved of Record				
18	Special Assessments, Pending				
19	The amounts on lines 17 & 18 are based upon figures obtained on _____ to _____				
20	Plumbers & Municipality Connection Fee (Sewer / Water)				
21	Brokerage Commission	5.75	17,250.00		
22	Closing Services Fee		495.00		
23	Brokerage Retainer Fee	495.00	495.00	495.00	495.00
24	State Deed Tax		990.00		
25	Abstract / RPA fees		250.00		
26	Recording Fees		85.00		
27	Balance of Real Estate taxes due at Closing (per PA)				
28	Other Expenses (Survey, Water Test, Soil Test, etc.)				
29	Filing Fee for Well Disclosure				
30	Local Building Inspection, if required Municipality	225.00			
31	Conservation Fee	5.00			
32	Other				
33	Total Estimated Selling Expenses (line 2 - 32)	19,845.00	495.00	495.00	
34	Estimated Equity to Seller (line 1 less line 33)	280,155.00	-495.00	-495.00	
35	Less New Contract for Deed to Seller				
36	Cash to Seller	280,155.00	-495.00	-495.00	

The above figures are estimates only and much of the information contained herein has been reported to Keller Williams Premier Realty by financial institutions, state and local government authorities, and various other sources normally considered to be reliable. Such information however, may be subject to changes and/or undisclosed errors or omissions in recording or reporting. Keller Williams Premier Realty therefore, cannot and does not guarantee or warranty the accuracy or completeness of such information or estimates.

Seller **Thomas Cran** Date **8-26-24**
Listing Agent **Rikk T Sorenson** Date

Seller _____ Date _____



AN INDEPENDENT MEMBER BROKER



293 Burlington Rd, St Paul Mn

- 1) Replace all carpet through out the house**
- 2) Paint the interior**
- 3) Replace lighting and ceiling fans**
- 4) Continue to empty and de-clutter house and exterior**
- 5) Verify that we have a hardwired smoke/Co detector in upper hallway by bedrooms and a battery smoke/Co detector in the basement hallway**

Listing agent will have the house professionally cleaned

Listing agent will have the exterior windows cleaned

Listing agent will have 35-50 professional pictures taken for the listing

A. H. Snerson

8-26-24