

SELLER NET SHEET



MERIDIAN
TITLE CORPORATION
YOUR PEACE OF MIND

August 2020

Users can use the Seller Net Sheet anonymously or they can use when logged into BYPASS

When logged into BYPASS user can save Estimates or access any previously prepared Seller Net Estimates

There are few Required Fields: Transaction Type, Close Date & Sales Price are what the SNS tool utilizes to calculate estimates

Fees for the gray fields will display when you click the Calculate Estimate tab to the right
Gray fields are locked down, user will not be able to populate these fields

Charge to Seller/Credit to Seller fields are available to customize additional items not specified or to make adjustment for auto populated fees

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Property Information

Estimate 1 + Add Another Estimate

Up to 3 Estimates can be obtained using the +Add Another Estimate

User can toggle between the estimates site will display which estimate is currently viewable

Property Information

Estimate 1 Estimate 2 + Add Another estimate

Estimate Name

Estimate 2

Calculate Estimate →

Estimate 1

Expenses Subtotal

Estimated Net Proceeds

\$

\$

Email Download PDF

Clear Form and Start New Estimate

User can Email estimate, Download PDF of Estimate or Clear the Form & Start New Estimate

Save a New Estimate

To save your estimate for later use, provide a file name and click save.

Save and Replace Save as New

File Name

training

Save

When logged into BYPASS, user can Save the Estimate

When user has accessed a Saved Estimate and made changes, Estimate can be Saved and Replaced or Saved as New and renamed

PDF will display each estimate that was completed and has an area for Sellers and Agents acknowledgements

training 2		Estimate 1	Estimate 2
Transaction Type	Contract	Contract	Contract
Closing Date	08/15/2020	08/15/2020	08/15/2020
Seller Price	\$200,000.00	\$200,000.00	\$200,000.00
EXPENSES			
HO Mortgage	\$100,000.00	\$100,000.00	\$100,000.00
2nd Mortgage	\$11,000.00	\$11,000.00	\$11,000.00
Other	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
FEES			
Real Estate Taxes (Annual Amount)	\$2,000.00	\$2,000.00	\$2,000.00
Unpaid 1st Installment	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
Unpaid 2nd Installment	\$1,000.00	\$1,000.00	\$1,000.00
Prepaid	\$302.21	\$302.21	\$302.21
TOTAL FEES	\$5,302.21	\$5,302.21	\$5,302.21
Other Unpaid Taxes - Check Draw	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
EXPENSES / CREDITS			
Commission %	0%	0%	0%
Commission Value	\$15,000.00	\$15,000.00	\$15,000.00
Commission Ref Fee	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
AdverseDF Fee	\$100.00	\$100.00	\$100.00
Title Insurance	\$800.00	\$800.00	\$800.00
TREX	\$0.00	\$0.00	\$0.00
CPA Fees	\$20.00	\$20.00	\$20.00
Settlement Services Fee	\$75.00 (over view)	\$75.00 (over view)	\$75.00 (over view)
Expenses/Net Fee	\$200.00	\$200.00	\$200.00
Closing Fee	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
Processing Fee	\$75.00	\$75.00	\$75.00
Deed Preparation	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
Inspection/Report Description	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
Inspection/Report Description	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
Inspection/Report Description	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
Survey	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
Home Warranty	\$300.00	\$300.00	\$300.00
Seller Paid Closing Costs	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
Seller Concessions	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
Client Specific Requirements	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
Home Owners Association Dues & Fees	\$,200.00	\$,200.00	\$,200.00
Other	HOPE Cleaning Fee - \$,200.00	HOPE Cleaning Fee - \$,200.00	HOPE Cleaning Fee - \$,200.00
Other	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
Other	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
Expenses Subtotal	\$19,375.00	\$19,375.00	\$19,375.00
Estimated Net Proceeds	\$187,625.00	\$187,625.00	\$187,625.00

