



FORECLOSURE COST SHEET

Costs and Net Proceeds on Foreclosure and Resale

Prepared by: Agent _____
 Broker _____

Phone _____
 Email _____

NOTE: This form is used by a seller's agent or mortgage loan broker when the transaction involves a carryback seller or lender secured by a junior trust deed, to advise them of the funding necessary to foreclose and the likely net proceeds of a foreclosure and resale of the encumbered property.

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 the time of resale
 - 3.1 Underlying first trust deed..... \$ _____
 - 3.2 Underlying second trust deed..... \$ _____
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 (CID) 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: _____
 CalBRE #: _____

By: _____

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

Seller's Signature: _____

Seller's Signature: _____