

Seller's Net Sheet Estimate

Sales Price	\$	300,000.00
Loan Amount	\$	0.00

Loan Payoff		
Payoff 1		\$0.00
Loan Payoff Total:	\$	0.00

Title Insurance Premium & Related Fees		
Lender's Policy: (Basic Policy)	\$	0.00
Lender's CPL, Endorsements & other related fees	\$	0.00
Owner's Policy: (Basic Policy)	\$	1,768.00
Owner's CPL, Endorsements & other related fees	\$	0.00
Premium & Related Fees Subtotal:	\$	1,768.00
Tax (if applicable):	\$	0.00
Premium & Related Fees Total:	\$	1,768.00

Title Service Fees		
Title Service Fees Subtotal:	\$	902.78
Tax (if applicable):	\$	0.00
Title Service Fees Total:	\$	902.78

Closing Costs & Credits		
Current Year	\$5,118.49	
Prorated Taxes		
Broker	\$18,000.00	
Compensation		
HOA Statement or Transfer	\$0.00	
Survey	\$0.00	
HOA Proration	\$0.00	
Home Warranty	\$500.00	
Resale	\$0.00	
Certificate		
Misc Credits	\$0.00	
Closing Costs & Credits Total:	\$	23,618.49

Recording Fees & Taxes	\$	0.00
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Estimated Net Proceeds \$	273,710.73
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State Notes
If you need assistance with this site, please contact: EnterprisePricingSolutionTeam@stewart.com.

Prepared By

Prepared For

Prepared On
7/24/26 1:40 PM Central Time

Estimated Close Date
08/23/2026

Borrower Name(s)

Property Location
Denton, TX, Denton

Transaction Type
Sale/Purchase with Mortgage

Settlement Office
Stewart Title Company - North Texas
2721 Shoreline Drive, Suite 100
Denton, TX 76210
Michele Leclair
mleclair@stewart.com
(P)(940)323-1500
(F)(940)323-1600

DISCLAIMER
Stewart Net Sheet provides only estimates (not quotes) as to what the buyer may pay and the seller may receive at the closing of a real estate transaction. Actual costs and expenses depend on the specifics of the transaction. Parties should not rely upon these estimates as certain fees are not considered, e.g., city transfer tax or state tax, and the estimates are based upon the most common transaction. Stewart does not guarantee nor warrant these estimates and the Stewart Net Sheet cannot be used for Simultaneous Issue computations under TRID.
For California transactions, the escrow/closing fee is negotiable above certain amounts; if the fee is \$0 please contact your local California Stewart office for more accurate Net Sheet figures.

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Lender's CPL, Endorsements and Other Fees

Lender's CPL, Endorsements and Other Fees Total: \$ 0.00

Owner's CPL, Endorsements and Other Fees

Owner's CPL, Endorsements and Other Fees Total: \$ 0.00

Title Service Fees

Title Closing Fee	\$700.00
Title Courier Fee	\$0.00
Title Deed Preparation Fee	\$125.00
Title Policy Guaranty Fee	\$2.00
Title Recording Service Fees	\$0.00
Title Tax Certificate	\$75.78
Title Service Fees Total:	\$ 902.78

Recording Fees & Taxes

	Buyer	Seller	Total
Deed Recording Fee	\$0.00	\$0.00	\$49.00
Release Recording Fee	\$0.00	\$0.00	\$37.00
Recording Fees & Taxes Total:	\$0.00	\$0.00	\$86.00

Broker Compensations

Buyer Broker Compensation	\$9,000.00
Seller Broker Compensation	\$9,000.00
Total Broker Compensation:	\$ 18,000.00

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