



**YCL Real Estate Consulting Group LLC**

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**Seller's Net Sheet**

Subject Property:

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1) Selling Price	\$ _____
2) Lawyer's Fees	\$ _____
3) New York State Transfer Tax, \$4 per 1,000	\$ _____
4) Moving Expenses	\$ _____
5) Mortgage Balance	\$ _____
6) Miscellaneous Expenses	\$ _____
7) Local Transfer Tax, if applicable	\$ _____
8) Brokerage Fees	\$ _____
NET: Add up #2-8	\$ _____
Subtract the above sum from #1	NET: \$ _____