

	Proceeds	
	<u>To Seller</u>	<u>From Seller</u>
Sell Price	\$105,000	
Commission		(\$7,350)
Loan Payoff		(\$56,000)
Purchase Money Mortgage		(\$25,000)
Real Property Tax	\$150	
Personal Tax (see note below)	\$0	
Deed Prep		(\$50)
Excise Tax		(\$210)
	<u>\$105,150</u>	<u>(\$88,610)</u>
Net Proceeds to Seller		\$16,540

Property Tax Calculation:

Closing date: November 30

Smiths will have owned home 11 months x 30 days = 330 days

Property Tax is \$1,800 annually. Daily rate is $\$1,800 / 360 = \$5.00/\text{day}$

330 days x \$5 = \$1,650 is the Smith's portion

$\$1,800 - \$1,650 = \$150$ is what buyer owes the seller

Excise Tax Calculation:

North Carolina excise tax is \$1 for \$500 of consideration

$\$105,000 / \$500 = \$210$

Personal Property Note:

Not enough information to determine if buyer will owe seller for the personal property tax

Just in case, the calculation will be:

$\$120 / 360 \text{ days} = \$0.3333/\text{daily rate} \times 330 \text{ days} = \110 (rounding up)

$\$120 - \$110 = \$10$ is what the buyers will potentially owe the Smith's

So if it's determined that the buyer does owe then deduct that from the \$16,540 to get your answer of \$16,530

Real Estate Math

Tao Wei



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Table of Contents Real Estate Math

1. Understanding the eBook Real Estate Math
 - The Rise of Digital Reading Real Estate Math
 - Advantages of eBooks Over Traditional Books
2. Identifying Real Estate Math
 - Exploring Different Genres
 - Considering Fiction vs. Non-Fiction
 - Determining Your Reading Goals
3. Choosing the Right eBook Platform
 - Popular eBook Platforms
 - Features to Look for in an Real Estate Math
 - User-Friendly Interface
4. Exploring eBook Recommendations from Real Estate Math
 - Personalized Recommendations
 - Real Estate Math User Reviews and Ratings
 - Real Estate Math and Bestseller Lists

5. Accessing Real Estate Math Free and Paid eBooks
 - Real Estate Math Public Domain eBooks
 - Real Estate Math eBook Subscription Services
 - Real Estate Math Budget-Friendly Options
6. Navigating Real Estate Math eBook Formats
 - ePub, PDF, MOBI, and More
 - Real Estate Math Compatibility with Devices
 - Real Estate Math Enhanced eBook Features
7. Enhancing Your Reading Experience
 - Adjustable Fonts and Text Sizes of Real Estate Math
 - Highlighting and Note-Taking Real Estate Math
 - Interactive Elements Real Estate Math
8. Staying Engaged with Real Estate Math
 - Joining Online Reading Communities
 - Participating in Virtual Book Clubs
 - Following Authors and Publishers Real Estate Math
9. Balancing eBooks and Physical Books Real Estate Math
 - Benefits of a Digital Library
 - Creating a Diverse Reading Collection Real Estate Math
10. Overcoming Reading Challenges
 - Dealing with Digital Eye Strain
 - Minimizing Distractions
 - Managing Screen Time
11. Cultivating a Reading Routine Real Estate Math
 - Setting Reading Goals Real Estate Math
 - Carving Out Dedicated Reading Time
12. Sourcing Reliable Information of Real Estate Math
 - Fact-Checking eBook Content of Real Estate Math
 - Distinguishing Credible Sources
13. Promoting Lifelong Learning

- Utilizing eBooks for Skill Development
- Exploring Educational eBooks

14. Embracing eBook Trends

- Integration of Multimedia Elements
- Interactive and Gamified eBooks

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