

|                               | 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>  |
| <b>Net Proceeds to Seller</b> |                  | <b>\$16,540</b>    |

#### 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

**Huangqi Zhang**



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