

	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

RD Boyd



Real Estate Math :

Decoding **Real Estate Math** : Revealing the Captivating Potential of Verbal Expression

In a time characterized by interconnectedness and an insatiable thirst for knowledge, the captivating potential of verbal expression has emerged as a formidable force. Its ability to evoke sentiments, stimulate introspection, and incite profound transformations is genuinely awe-inspiring. Within the pages of "**Real Estate Math** ," a mesmerizing literary creation penned with a celebrated wordsmith, readers set about an enlightening odyssey, unraveling the intricate significance of language and its enduring effect on our lives. In this appraisal, we shall explore the book's central themes, evaluate its distinctive writing style, and gauge its pervasive influence on the hearts and minds of its readership.

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Real Estate Math Introduction

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