

**OKLAHOMA REAL ESTATE COMMISSION
ESTIMATED NET TO SELLER**

Property Address: 13448 US Hwy 183, Hobart, OK 73651

Closing Date 9/25/2025

Sales Price \$ 12,500,000.00

Buyer's Loan Amount \$ _____

Taxes	Conv	FHA	VA	Assump.	Cash
Prorated County Taxes <u>4</u> months	44,893.00				

Broker's Fees

Commission <u>6</u> %	750,000.00				
Seller's Closing Fee					

Items Payable in Connection with Loan

Loan Discount %					
Final Inspection (Lender)					
*Seller Paid Buyer Costs-Required					
Seller Paid Buyer Costs (per Contract)					

Title Charges

Settlement or Closing Fee – (all on VA)					
Attorney Fee – Note & Mortgage					
Abstracting & Certification	1,500.00				
Special Assessments Letter					
Federal Court Check					
UCC Certification					

Government Recording and Transfer Charges

Recording Fees	250.00				
Mortgage Tax & Mortgage Report					
Documentary Stamps	18,000.00				

Seller's Initials _____ **Seller's Initials** _____

Additional Settlement Charges	Conv	FHA	VA	Assump.	Cash
Survey or Mortgage Inspection Report					
FHA/VA Requirements					
Treatments and Repairs					
Wood Infestation Report					
Courier/Express Mail					
Home Warranty Policy (Optional or Prorated)					
Homeowner Association Dues/Assessments					

ESTIMATED TOTAL SELLING COSTS	814,643.00				
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Sales Price	11,685,357.00				
Less Estimated 1 st Mgt Payoff + 1 mo. interest					
Less Estimated 2 nd Mortgage Payoff					
Less Estimated Total Selling Costs	10,200,000.00				
Less Owner Carry Mortgage					
Credits to Seller (Purchase Escrow Acct, HOA Prorations, Etc.)					
NET TO SELLER	1,485,357.00				

* Seller paid Buyer costs include fees associated with an FHA/VA loan which are not allowed to be paid by the Buyer. Costs vary at different financial institutions.

THE ABOVE ARE ESTIMATED closing costs furnished on the date indicated below and may vary from those at transfer of deed. Payoffs on loans may vary from the figures above.

Seller's Acknowledgement: Seller understands these figures are approximate and may differ from those at Closing.

_____ Date _____ United Country - H5 Auction And Realty
 Seller Company Name
 _____ Date _____ *[Signature]* 9/27/24
 Seller Date Prepared by Date

Eddie Riffendaffer
Brad Schip
Jim Wolf
[Signature]

Seller's Initials _____ Seller's Initials _____