

	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 Formulas

**Stephen Mettling, David Cusic, Ryan
Mettling, Jane Somers**



Real Estate Math Formulas:

Washington Real Estate Fundamentals Kathryn J. Haupt, 2006 Washington Real Estate Fundamentals provides an overview of the theoretical and practical aspects of real estate A product of 32 years experience in real estate education Washington Real Estate Fundamentals is widely acclaimed as the foremost prelicense text in Washington Rockwell's Fundamentals incorporates the latest in real estate law regulations and business practices It uses a range of proven study aids such as illustrations graphs outlines vocabulary reviews and chapter quizzes The text covers all key concepts necessary to a thorough understanding of real estate transactions Amazon com viewed July 24 2023 **Real Estate Math Express** Stephen Mettling, Ryan Mettling, 2023-07-07 Real Estate Math Express is a concise easy to study test preparation guide to help real estate students improve their real estate math scores to pass the state licensing test The primary feature of Real Estate Math Express is that it contains all necessary formulas and practice questions in 100 pages This enables you to truly cram for the math portion of your state's licensure test memorize key formulas and walk into the exam site having all the essential material in your short term memory You simply cannot accomplish this using competing lengthy exam prep books If you want a truly rapid review resource Real Estate Math Express is for you No frills no lengthy explanations just key formulas definitions corresponding examples and practice questions Real Estate Math Express can be broken down into 6 major units Basic Math Primer Real Property Applications Valuation Applications Finance Applications Investment Applications and Tax Closing Applications Each unit introduces each major real estate math topic and its corresponding formulas After each unit is a practice quiz to ensure mastery of each critical formula Immediately after each quiz is an answer key with step by step rationales Once the math formulas have been mastered there are 110 sample questions for you to practice with Each practice exam question has both an answer and an explanation of the correct answer at the end of the book For additional real estate exam prep materials please check out Performance Programs Company's Principles of Real Estate Practice and Real Estate License Exam Prep RELEP Series **The Real Estate Math Handbook** Jamaine Burrell, 2007 For real estate investors needing to know basic real estate math and calculations This book will give you a competitive edge by building your real estate math skills *Principles of California Real Estate* Kathryn J. Haupt, David L. Rockwell, 2006 **Real Estate License Exams For Dummies®** John A. Yoegel, 2012-06-28 Every year thousands of Americans make the leap to an exciting rewarding new career in real estate If real estate is your dream career passing the real estate license exam is the first step to success With real estate basics and unbeatable study tips Real Estate License Exams For Dummies will help you pass the test with flying colors and get your new career off to a great start If you want to get the best possible score on the exam you need the kind of practical test preparation guidance you'll find here all at a much cheaper price than you'd pay for a test preparation seminar or class Real Estate License Exams For Dummies covers all the basics on How and what to study Knowing what to expect on test day Developing the math skills you'll need Understanding

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Table of Contents Real Estate Math Formulas

1. Understanding the eBook Real Estate Math Formulas
 - The Rise of Digital Reading Real Estate Math Formulas
 - Advantages of eBooks Over Traditional Books
2. Identifying Real Estate Math Formulas
 - 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 Formulas
 - User-Friendly Interface
4. Exploring eBook Recommendations from Real Estate Math Formulas
 - Personalized Recommendations
 - Real Estate Math Formulas User Reviews and Ratings
 - Real Estate Math Formulas and Bestseller Lists

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