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Property: 3234 W Sheperd Lane, San Bernardino, San Bernardino County, CA
 Type: 1-4 Family Residential

Escrow San Bernardino County
 Location: CA

Closing Date: 8/1/2026
 Services: Title & Escrow

Seller's Preliminary Estimated Statement

Item	Debits	Credits
Sales Price		\$699,900.00
<i>Loan Payoff [1st Mortgage]</i>		
Current Balance	\$21,000.00	
Interest Adjustment 8/1 to 8/3, 2 day(s) @ \$15.74	\$31.47	
Statement/Demand Fee*	\$60.00	
Reconveyance Fee*	\$45.00	
Broker's Compensation/Commission		
Buyer's Broker Fee: -estimate 2%	\$13,998.00	
Seller's Broker Fee: -estimate 2% *you pick the fee to pay me	\$13,998.00	
Home Warranty Premium	\$1,000.00	
Prop. Taxes, 7/1 to 8/1	\$309.33	
Homeowner's Policy of Title Insurance (Total: \$2,145.00 as of 3/17/2025)	\$2,145.00	
Escrow Fee (Total: \$3,550.00 as of 3/17/2025)	\$1,775.00	
Outside Notary Fee* (Est. Total: \$400.00)	\$200.00	
Recording Fees* (Est. Total: \$110.00)	\$110.00	
Recording Service Fee (Total: \$25.00)	\$0.00	
Credit to Buyer	\$10,000.00	
County Transfer Tax (Total: \$770.00)	\$770.00	
FTB Withholding	\$23,306.67	
FTB Withholding Service Fee	\$45.00	
Miscellaneous Items		
Transaction Coordinator	\$500.00	
NHD - Natural Hazard Disclose report	\$100.00	
WDIR Termite report	\$150.00	
Due to Seller (ESTIMATED)		\$610,356.53

*These are ESTIMATED fees, actual fees will vary from state to state, county to county and office to office.

The figures reflected in this Preliminary Estimated Statement are PRELIMINARY ESTIMATED FEES based upon information you have entered. Actual fees may vary for each transaction depending upon loan type and terms, any applicable discount rates, local governmental charges and any additional services required for your transaction. A more accurate statement will be made in the "Estimated Closing Statement" furnished by our escrow officer after we have received the loan documents. The exact total of all fees and costs will be reflected in the final closing statement.

Disclaimer: This net-sheet does not account for federal/state capital gains taxes, nor for IRS depreciation recapture; Consult a qualified tax advisor for tax-specific calculations.

These calculations are for 1-4 Family Residential properties.