

HOUSE SELLER'S WORKSHEET

A. Estimated Annual Gross Outlays to Occupy Present House

Item 1	Mortgage payments of \$ _____ per month × 12	1 \$	
Item 2	Payments on other borrowings (annually)	2 \$	
Item 3	Property taxes	3 \$	
Item 4	Maintenance expenses	4 \$	
Item 5	Homeowner's insurance	5 \$	
Item 6	Utilities:		
	Electricity	6a \$	
	Oil and/or gas	6b \$	
	_____	6c \$	
	_____	6d \$	
	_____	6e \$	
	_____	6f \$	
	Total utilities (add lines 6a through 6f)	6 \$	
Item 7	Gross out-of-pocket outlays (add lines 1 through 6)	7 \$	

B. Estimated Tax Saving from Ownership of House

Item 8	Tax deductions from homeownership:		
	Mortgage interest	8a \$	
	Qualified points	8b \$	
	Property taxes (from line 3)	8c \$	
	Total home deductions (add lines 8a through 8c)	8 \$	
Item 9	Standard deduction	9 \$	
Item 10	Tax deductions not attributable to homeownership	10 \$	
Item 11	Line 9 minus line 10, but not less than zero	11a \$	
	Usable deductions attributable to homeownership (line 8 minus line 11a)	11 \$	
Item 12	Tax saving from homeownership		
	Line 11 (if more than zero) multiplied by tax rate	12a	
		12 \$	

C. Estimated Net Cost of Keeping Present House During Next Year

Item 13	Gross outlays less tax saving (line 7 minus line 12)	13 \$	
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D. Estimated Net Cash Receipts from Sale

Item 14	Cash sources:		
	Selling price of house	14a \$	
	Other cash sources	14b \$	
	Gross cash receipts (add lines 14a and 14b)	14 \$	
Item 15	Cash demands:		
	Payment of mortgage balance	15a \$	
	Payment of other borrowing balances	15b \$	
	Broker's commission	15c \$	
	Closing costs	15d \$	
	Fix-up costs	15e \$	
	Moving expenses	15f \$	
	Income taxes, if any	15g \$	
	Total cash demands (add lines 15a through 15g)	15 \$	
Item 16	Net cash receipts of seller (line 14 minus line 15)	16 \$	