SELLERS' RETAINER FOR SALE OF PROPERTY

NAME(S):	DATE:					
ADDRESS(ES):						
	City, State & Zip:					
Telephone:	Voice:		Fax:			
	Work:		Other:			
Social Security No(s)/EIN:						
PROPERTY:	No. & Street:					
	City:		State:		Zip:	
	Section:		Block:		Lot:	

CONTRACT SALES PRICE:

APPROXIMATE EXPENSES:

Prior Mortgage (s)		
Broker Commission	.06	$0.00
Deed Stamps (.004)	.004	$0.00
Transfer Tax	.01	$0.00
Tenant Security		
Adjustments		
Miscellaneous		
*Legal Fees		
TOTAL APPROXIMATE EXPENSES:		$0.00

APPROXIMATE NET PROCEEDS OF SALE: $0.00

*LEGAL FEES: Your total legal fee is $ _____, plus disbursements.

Fee For Preparation. Your legal fee for preparation and delivery of the contract is $ _____, and is payable whether or not the deal closes. This fee is payable today, or upon invoice.

Balance Of Fee At Closing. The balance of your legal fee for scheduling and attendance at the closing is $_____, plus disbursements, and is payable only if a closing is actually scheduled.

Disbursements. The disbursements (expenses) you are responsible for include: postage, copying, overnight and delivery services, transportation, all costs associated with the transfer of your property, etc.

Additional Services: Subsequent contract preparation, out-of-county attendance, negotiation of sale terms, resolution of contract disputes through litigation or otherwise, post-closing escrows, post-closing disputes, correction deeds, power of attorneys, etc.

It is our intention to serve you to the best of our ability. Thank you for the opportunity to serve you—Good Luck.

Terms accepted/Copy received:

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