

ARTHUR CERVANTES PROPERTIES, INC.

ACP NET SHEET REQUEST QUESTIONNAIRE

Buyer or Seller | Prepared for Marquis Escrow

Use this form to collect the information ACP needs to send a clean net-sheet request to Marquis Escrow.

A. REQUEST

Prepared for	Buyer / Seller / Both _____
Client name(s)	_____ _____
Property address / APN	_____ _____
Property type	SFR / Condo / Manufactured / Vacant Land / Other _____
Purchase or estimated sale price	\$ _____
Target close of escrow	_____ _____
Escrow length	_____ _____
Cash or financing	_____ _____
Loan amount / program / rate if relevant	_____ _____
Down payment	\$ / % _____
Earnest-money deposit	\$ _____
Seller credit to buyer	\$ / % / TBD _____
Buyer broker compensation / seller-paid compensation if applicable	\$ / % / per contract _____
Listing-side compensation if seller net sheet	\$ / % / per listing agreement _____

First mortgage payoff	\$ estimated _____
HELOC / second payoff	\$ estimated _____
Solar / PACE / other liens	\$ estimated _____
Property tax status	Current / delinquent / unknown _____
HOA / park / land lease	Dues, transfer fees, space rent, assessments _____
Home warranty	\$ / payer _____
Termite / repairs / credits	\$ / payer _____
Transfer tax / recording allocation	Per contract / local custom / specify _____
Title policy allocation	Per contract / specify _____
Escrow fee allocation	Per contract / specify _____
Other charges / special instructions	_____ _____
Net-sheet scenarios requested	Example: \$500k / \$510k / \$520k; 2.5% vs 2%; credit options _____
Return net sheet to	Arthur Cervantes Properties, Inc. / email / phone _____

Before sending

- Use the executed contract for allocations whenever one exists.
- Use current payoff statements when available; label estimates clearly when not verified.
- For manufactured homes, identify whether the home is real property or personal property and include park/space-lease information.
- For vacant land, identify seller financing, special deeds of trust, acreage/APN issues or unusual recording instructions.
- Ask Marquis Escrow to return a written estimate showing assumptions, charges, credits and estimated buyer cash-to-close or seller net proceeds.