



office 661-705-8440  
 fax 661-554-0252  
 team@pathwayescrow.com

**Pathway**  
 escrow, inc.



27451 Tourney Road, Suite 180, Valencia, CA 91355

## I NEED A NET SHEET

Escrow Officer \_\_\_\_\_

When is Net sheet/HUD needed? \_\_\_\_\_ Email: \_\_\_\_\_ Fax: \_\_\_\_\_

Property Address: \_\_\_\_\_

APN (if available): \_\_\_\_\_ Approximate close date: \_\_\_\_\_

Sales Price: \_\_\_\_\_ Type of Transaction:                      Standard                      Short Sale

Approx. Mortgage Balance(s) (if known): \_\_\_\_\_

Seller's Name: \_\_\_\_\_

Buyer's Name: (if applicable): \_\_\_\_\_

Commission to Listing: \_\_\_\_\_ Commission to Selling: \_\_\_\_\_

HOA?    No    Yes, Monthly amount: \$ \_\_\_\_\_ Delinquent amount: \_\_\_\_\_

Home Warranty:                      No    Yes, Amount: \$ \_\_\_\_\_

Pest Inspection:                      No    Yes, Amount: \$ \_\_\_\_\_ (include possible repairs)

Buyer's closing cost credit?    No    Yes, Amount: \$ \_\_\_\_\_

Property Taxes:                      Current                      Delinquent, \$ \_\_\_\_\_

Other costs/charges?                      No    Yes, Explain: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

### Tips for a smooth transaction:

- Has a pre-escrow and preliminary title report been ordered?
- If HOA is applicable, obtain HOA/Management information from seller
- Is seller aware of any other liens and/or delinquencies
- Include a Statement of Information in your listing presentation for seller to complete
- Is this property NOT a principal residence? If so, please advise your escrow team!

Thank you for the opportunity to serve you and your clients. The above information will assist us in preparing an accurate statement