

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

Pathway
escrow, inc.



27441 Tourney Road, Suite 100, Valencia, CA 91355

I NEED A NET SHEET

Escrow Officer _____

When is Net sheet 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