

The Suburban Group

Mortgage Bankers **Probate Specialists**

"Heir Splitter" Realty Buy-Out Worksheet

(This is an estimate of funds required only)

Name (s) of Purchasing Heir(s): _____ ("Heir Group 1")

Property Address: _____

Determine the subject real estate value as if sold via broker or agency

\$ _____ Estimated current market value "as-is" (for buy-out purposes only)
\$ _____ Less estimated broker or other similar sales or transfer costs to estate (use 5-6%)
\$ _____ Less estimated escrow & title related costs to estate
\$ _____ **Sub-total** (Net after deducting cost of sale/transfer)

Deduct existing (prior) mortgages and other liens:

\$ _____ TD/Lien 1 to: _____
\$ _____ TD/Lien 2 to: _____
\$ _____ TD/Lien 3 to: _____
\$ _____ TD/Lien 4 to: _____
\$ _____ **Total existing (prior) encumbrances**

Deduct other estate expenses from proceeds:

\$ _____ Attorney 1 Fees to: _____
\$ _____ Attorney 2 Fees to: _____
\$ _____ Personal Rep Fees to: _____ (Treat special if rep. also buyer)
\$ _____ Total Class 1 creditor claims (must pay off) to: _____
\$ _____ Total Class 2 creditor claims (negotiated pay off) to: _____
\$ _____ Total Class 3 creditor claims (discretionary pay off) to: _____
\$ _____ **Total costs/expenses** to be deducted from sale/transfer
\$ _____ **Total net value of equity to be distributed**

Determine estimated cash available from loan proceeds vs. total amount needed

Max. loan-to-property value ratio _____% Lender's Appraisal value \$ _____
\$ _____ Max. new loan amount borrower qualified for (obtain from lender)
\$ _____ Estimated loan costs to borrower (deduct from loan proceeds)
\$ _____ Net funds available from loan (cash for deductions, distribution or both)
\$ _____ Amount of carry-back note required (if loan funds are less than needed)
\$ _____ **Total net value of equity to be distributed** (\$ values below must total this amount)

Redistribute equity - may be in form of realty, cash, promissory note, etc. or a gift [\$-0-]

Re-distribution/transfer of estate assets may be made via deed, share assignment, court order or as agreed upon.

% Value	\$ Value	Heir Groups	Group Members	Asset(s) to Receive*
_____%	\$ _____	Heir Group 1	_____ (Purchasing Heir)	Subject Property
_____%	\$ _____	Heir Group 2	_____	_____
_____%	\$ _____	Heir Group 3	_____	_____
_____%	\$ _____	Heir Group 4	_____	_____
_____%	\$ _____	Heir Group 5	_____	_____