Sheet 1: cash from a sale

If you would stay, skip this sheet and put $0 in row B. Use a realistic sale price, not the highest one you have heard.

	MY NUMBER	WHERE IT CAME FROM
Expected sale price		
– Agent fees and other selling costs		
– Repairs or cleaning needed to sell		
– Mortgage or other loans to pay off		
– Tax on the sale (ask a tax professional)		
– Anything else paid out of the sale		
= Cash from selling my home (row B)		

About tax: the IRS generally lets you leave out up to $250,000 of gain ($500,000 married filing jointly) if you owned and lived in the home 2 of the last 5 years, with conditions (IRS Tax Topic 701). Gain is not the same as sale price. A surviving spouse may have extra rules (IRS Publication 523). Ask a tax professional about your own sale.