

[Effective 8/18/2025]

SCHEDULE OF FEES

PURCHASE TRANSACTIONS WITH LOANS, AND REFINANCES

Settlement Fee:	Purchase \$795.00 / Refinances \$650.00 *
Title Exam & Review:	\$ 275.00 **
Insured Closing Letter (CPL):	\$ 75.00 ***
Seller Post Closing/Payoff Processing Fee	\$ 50.00 (Seller/Refinance fee, includes County recording fee)
Seller Separate Signing ("Split Closing") Sitting Fee:	\$ 125.00 [Seller fee per GAR]

CASH PURCHASE TRANSACTIONS

Settlement Fee:	\$ 595.00*
Title Exam & Review:	\$ 275.00 **
Seller Post Closing/Payoff Processing Fee	\$ 50.00 (Seller fee, includes County recording fee)
Seller Separate Signing ("Split Closing") Sitting Fee:	\$ 125.00 [Seller fee per GAR]

NOTE: For Cash Transactions in which no Title Insurance is Purchased, the **Settlement Fee is \$1,200.00.**

* **The following costs and fees, if incurred, are included in this fee:** Attorney/Settlement fee, title binder fee, web portal fees, ALTA Transaction Fees, Document Package Handling & Delivery fee, Buyer's post-closing processing.

** Base Price. N. Metro Area, Fee may be higher for some outlying counties and for Commercial closings.

*** Varies by title insurance company. Fee will sometimes vary by \$5.00 - \$20.00.

TITLE INSURANCE Call for quote (or use [calculator](#))

RECORDING AND TAXES

Recording Fees:	\$25.00 per document
E-Recording Fees:	\$5.15 per document (this is in addition to the \$25 in Counties that e-Record)
Intangibles Tax:	\$3.00/\$1,000 of the loan amount
Transfer Tax:	\$1.00/\$1,000 of the sales price

FINCEN REPORTING FEES: (Applicable when buyer is an LLC, Corp or Trust – Cash Purchase)

Reporting fee for each closing	\$ 250.00
Deed Only Reporting fee (plus Deed Prep Only fee below)	\$ 300.00

ADDITIONAL SERVICE FEES / MISCELLANEOUS FEES

Seller Separate Signing ("Split Closing") Sitting Fee:	\$ 125.00 [Seller fee per GAR]
Seller Complex Title Curative / Insurability Issues:	\$ 150.00 – 300.00 [Seller fee per GAR]
Power of Attorney Preparation and Recording:	\$ 50.00 (of which \$25 is for recording)
Mail Away Package to Buyer (w/ lender):	\$ 150.00 (UPS) \$100 (email) Mail Away
Package to Buyer (cash) or Seller	\$ 150.00 (UPS) \$100 (email)
Subordination Agreement & Processing :	\$ 75.00
Affidavit for closing (Not Our Person; Aff. Of Survivorship, etc.):	\$ 25.00 each
Escrow Agreement Fee and Escrow Holding Fee	\$ 400.00 Basic
Easement Agreement, Encroachment Agreement, etc.	\$ 275.00
<i>(as part of a residential closing, no substantial revision/negotiation)</i>	
Deed Prep Only (includes county deed recording fee)	\$ 250.00
Unsecured Payoff Mail off Fee – (if we mail out payoffs)	\$ 25.00
<i>(no charge if borrower is responsible for mailing unsecured payoff)</i>	

2ND MORTGAGE OR HELOC Please call for quotes (Settlement Fee = Average is \$350.00)

COMMERCIAL PROPERTIES Please call for quotes

SELLER-FINANCED/PRIVATE LENDER Please call for quotes