

## Our FEES EXPLAINED

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### Attorney Settlement Fee:

Services include Contract Review, Contract Set-Up, Administrative File Tasks to Prepare for Closing, Payoff Collection, Buyer and Seller Information Receipt and Review, Closing Table Services by Attorney, Financial Settlement Services to facilitate the flow of funds to lenders, buyers, sellers and 3<sup>rd</sup> parties.

### Owner's Title Insurance:

Title policy is dependent on the purchase price. Policy is issued by the Title Insurance Company and is provided to protect the buyer's investment in the property. The policy confirms to all that the owner has a marketable fee simple title to the property.

### Post-Closing Fee:

Recordation of Deeds, Payoff Confirmations and Lien Releases

### Title Exam Fee:

Title Research Fees to include real estate records, probate records, financial and government liens and utility database records, and Patriot Act searches on both parties

### Deed Prep Fee:

Warranty Deed Drafting Fee

## Courier Fee:

Postage /Courier fees to submit payoffs, lender docs, title policies and deed to the buyer

## Government Recording Fees:

County Tax for Recording Transfer Deed

## Mortgage Intangible Tax:

State Tax for Recording Mortgage Deed (Not Applicable to Cash Deals)

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