

**TITLE INSURANCE FEES AND OTHER CHARGES**

The following are a range of title insurance costs not included in your title insurance premium:

<b>NASSAU COUNTY</b>			
Nassau Verification Fee	\$355.00	Per Document	Not for: <ul style="list-style-type: none"> <li>• Power of Attorney</li> <li>• UCC</li> <li>• Limited Liability Partnership</li> <li>• Mechanic's Lien</li> <li>• Building Loan Agreement</li> </ul>
<b>Filing Fees</b>			
Deed	\$495.00	Per Block	
Deed (Commercial/Vacant)	\$620.00	Per Block	
Mortgage	\$465.00	Per Block	
Power of Attorney	\$380.00	Per Block	
Mortgage Assignment	\$370.00	Per Block	
Consolidation Extension and Modification Agreement (CEMA)	\$510.00	Per Block	
Affidavits	\$40.00	Per Block	
Satisfaction of Mortgage	\$360.00	Per Block	
Subordination of Mortgage	\$500.00	Per Block	
Release of Lien	\$360.00	Per Block	
UCC (Nassau)	\$340.00	Per Block	

<b>SUFFOLK COUNTY</b>			
Suffolk Verification Fee	\$200.00	Per Document	
Suffolk Mortgage Verification Fee	\$300.00	Per Mortgage Document	Only for the following: <ul style="list-style-type: none"> <li>• Mortgage</li> <li>• Satisfaction</li> <li>• Assignments</li> <li>• CEMA</li> <li>• MEA</li> </ul>
<b>Filing Fees</b>			
Deed	\$250.00	Per Lot	
Deed (Commercial/Vacant)	\$380.00	Per Lot	
Mortgage	\$220.00	Per Lot	
Power of Attorney	\$200.00	Per Lot	
Mortgage Assignment	\$200.00	Per Lot	
Consolidation Extension and Modification Agreement (CEMA)	\$275.00	Per Lot	
Affidavits	\$40.00	Per Lot	
Satisfaction of Mortgage	\$200.00	Per Lot	
Subordination of Mortgage	\$250.00	Per Lot	
Release of Lien	\$200.00	Per Lot	

<b>NEW YORK CITY</b>		<b>WESTCHESTER and OTHER</b>	
<b>Filing Fees</b>		<b>Filing Fees</b>	
Deed	\$220.00	Deed	\$200.00
Deed (Commercial/Vacant)	\$340.00	Deed (Commercial/Vacant)	\$330.00
Mortgage	\$200.00	Mortgage	\$170.00
Power of Attorney	\$100.00	Power of Attorney	\$100.00
Mortgage Assignment	\$100.00	Mortgage Assignment	\$100.00
Consolidation Extension and Modification Agreement (CEMA)	\$250.00	Consolidation Extension and Modification Agreement (CEMA)	\$200.00
Affidavits	\$40.00	Affidavits	\$40.00
Satisfaction of Mortgage	\$100.00	Satisfaction of Mortgage	\$100.00
Subordination of Mortgage	\$150.00	Subordination of Mortgage	\$150.00
Release of Lien	\$125.00	Release of Lien	\$100.00
UCC (NYC)	\$82.00	UCC (Albany)	\$80.00
		UCC (Westchester)	\$150.00

<b>ALL COUNTIES</b>		
Recording Service Charge	\$25.00	Per Document (not including municipal charges)
Certified Copies of Recorded Documents Service Charge	\$50.00	Per Document (not including municipal charges)
New Survey Ordering Service Fee	\$50.00	Per Survey
Locate Survey Service Fee	\$50.00	Per Survey
Escrow Service Fee	\$50.00	
Patriot Search	\$30.00	Per Name
Bankruptcy Search	\$30.00	Per Name
Franchise Tax Search	\$20.00	Per Search
Additional Tax Search for Additional Lots	\$50.00	Per Lot
Additional Certificate of Occupancy Search for Additional Lots	\$80.00	Per Search
*Extra Chain	\$125.00	Per Chain
Survey Inspection Fee	\$75.00	Per Survey Inspection
Co-op: Real Property Tax/Transfer Tax Filing Fee	\$175.00	Per Document
UCC State of Delaware Filing Fee	\$150.00	Per Document
UCC-1 & UCC-3 Filing Fee	\$50.00	Per Document

<b>Departmental Charges</b>		
Nassau County	Residential	\$500.00
	Commercial	\$600.00
	Transfer Documents	\$100.00
Suffolk County	Residential	\$500.00
	Commercial	\$600.00
	Transfer Documents	\$100.00
New York City (5 Boroughs)	Residential	\$500.00
	Commercial	\$600.00
Westchester and Other Counties	Residential	\$400.00
	Commercial	\$500.00
Deed Preparation		\$175.00
Acris Preparation		\$175.00
Good Standing Certificate		\$150.00

<b>Additional Charges</b>	
Overnight Mail Charges (each)	\$11.00-\$30.00
Conference Room Fee (per hour)	\$50.00
Closer Pick Up Fee (each)	\$250.00
Overtime Fee for Closings over 2 hours (per hour)	\$200.00
Cancellation Fee for Full Titles	\$500.00
Cancellation Fee for Refinances	\$350.00
Additional Tax Lot	To be determined upon receipt of the application for examination of title
Multiple Chains of Title	
Land Under Water	
Land in Bed of Streets	
Rights-of-Way	
Driveways	
Easements	
Strips and Gores	
Foreclosures	
Proceedings under federal bankruptcy or state insolvency related statutes	
Other unusual difficulties	

**TAXABLE:**

- Departmental/Bankruptcy/Franchise Tax
- Certificate of Good Standing and Certified Copies

\*Depending on Actual Examination Fees & Approved by Rate Manual

Note: Overcharged Departmental Charges will be refunded to the applicant.

### **Judgement and Lien Search \$150.00-\$200**

This search is made against a property address and property owner's name, and includes the most recent deed of record, as well as all open mortgages, County UCC financing statements, federal tax liens, judgments, bankruptcies, mechanic's liens, and lis pendens. Patriot Act Search (OFAC) search results are also included. Judgment and Lien Searches can be provided with results from either a 10-year or a 20-year examination of title. The fee for a 10-year search is \$150, and a 20-year search is \$200.

### **Attorney Search \$350.00**

Like a Judgment and Lien Searches, Attorney Searches are made against a property address and property owner's name, and include the most recent deed of record, as well as all untermintated mortgages, County and State UCC financing statements, federal tax liens, judgments, bankruptcies, mechanic's liens, and lis pendens. Patriot Act Search (OFAC) search results are also included. Unlike Judgment and Lien Searches, Attorney Searches are based on a full 40-year examination of title, and contain a Tax Search.

### **Commitment of Title (Title Report without Insurance) 500.00+**

This report provides all of the information included in a title report produced for the purpose of issuing insurance, including the results of a full 40-year title examination, certification of title, legal description and open mortgages and a tax search. Please call for a quote prior to placing the order.

### **Last Deed of Record Search \$50.00**

The Last Deed of Record Search shows the most recent deed of record on a particular property. This Search does not certify title into the named grantee on the most recent deed, nor does it include information regarding prior breaks in the chain of title.

### **Open Mortgage Search \$150.00**

This search raises all open mortgages of record against specified real property.

**Foreclosure Search \$400.00**

This type of search includes the most recent deed of record, County and State UCC financing statements, federal tax liens, judgments, bankruptcies, mechanic's liens, lis pendens, any open mortgages on the property, and a Patriot Act Search (OFAC). Additionally, the Foreclosure Search includes a list of the necessary parties and superior interests to the mortgage or condominium common charge lien to be foreclosed, a Tax Search, and full copies of all open mortgages. The fee for this type of title report begins at \$395 and is dependent upon property types and number of properties encumbered by the mortgage. A quote should be requested prior to placing the order.

**Single and Separate Search \$500.00-1,000.00**

40 Year deed chain on subject premises and all abutting lots.

**We request that these searches are paid for before being released.**