

**MAGNOLIA ABSTRACT SERVICES, INC.**  
**631-617-5050 FAX 631-617-5054**

**STANDARD PRICING - RESIDENTIAL PROPERTY WITH PURCHASE OF TITLE INSURANCE**

**Recordings- (minimum charges)**

**Add \$25.00 Service Fee Per Document**

**NASSAU**

Deed*	\$ 490.00
Mortgage(11 pages)	\$ 400.00
Assignment	\$ 355.50
Sat	\$ 355.50
CEM (30 pgs)	\$ 500.00
255/253 affidavits	\$ 5.00
POA	\$ 400.00
UCC-1	\$ 40.00
<b>TMV Fee (per document)</b>	<b>\$ 355.00</b>
<b>\$5.00 for each additional page</b>	

**SUFFOLK**

Deed*	\$ 395.00
Mtge (11 pages)	\$ 600.00
Assignment	\$ 565.00
Sat	\$ 565.50
CEM (up to 30 pages)	\$ 695.00
255/253 affidavits	\$ 5.00
POA	\$ 295.00
UCC-1	\$ 40.00
<b>Each Add'l page \$5.00 per page</b>	

**NYC-Five Boroughs**

Deed*	\$ 52.00
Mortgage (11 pages)	\$ 92.00
Assignment	\$ 52.00
Sat	\$ 52.00
CEM	\$ 290.00
255/253 affidavits	\$ 5.00
POA	\$ 187.00
UCC-1	\$40.00
<b>Each Add'l page \$5.00 per page</b>	

E-Tax Prep (insured)	\$ 200.00
E-Tax Prep (uninsured)	\$ 250.00

**Municipal Searches - Nassau/Suffolk**

Certificate of Occupancy	\$ 100.00	Plus cost of municipality
Street Report	\$ 65.00	
Sewer Search	\$ 65.00	
Bankruptcy Search	\$ 60.00	up to four names ( (\$20.00 each additional Name)
Patriot Name Search	\$ 60.00	up to four names ( (\$20.00 each additional Name)
Housing and Building Violation	\$ 75.00	
<b>Municipal Package</b>	<b>\$ 425.00</b>	<b>(includes all the above)</b>
Emergency Repair Search	\$ 75.00	

**Municipal Searches - NYC**

Certificate of Occupancy	\$ 100.00	Plus cost of municipality
Street Report	\$ 65.00	
Sewer Search	\$ 65.00	
Housing and Building	\$ 75.00	
Fire Saerch	\$ 65.00	
Emergency Repair Search	\$ 65.00	
Bankruptcy Search	\$ 60.00	up to four names (\$20.00 each additional name)
Patriot Name Search	\$ 60.00	up to four names (\$20.00 each additional name)
<b>Municipal Package NYC</b>	<b>\$ 550.00</b>	

ECB Penalty Search	\$ 75.00
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**Surveys**

Survey Locate	\$ 50.00	
Survey Inspection	\$ 75.00	plus cost by inspector
New Survey Svc. Charge	n/c	(may incur cost for additional data requested by surveyor)

**Additional Fees**

Escrow Service Charge	\$ 50.00	Per escrow
Overnight Delivery Fees	TBD	
Additional Research Fees	TBD	

Release Tracking Fees**	\$ 35.00	per mortgage
Title Curative Services	\$500.00	per mortgage

**\*For Commercial/Vacant Land add \$125.00 to record Deed**

**\*\* This is paid to a third party - there is no additional charge for this service**

**NASSAU COUNTY - Additional Block Charge of \$300.00 per block**

**The Nassau County TMV Letter is required for each document being recorded**

**SUFFOLK COUNTY - Additional Lot Charge of \$200.00 per lot**

**FOR ALL OTHER COUNTIES CONTACT THIS COMPANY**