

In an effort to better assist you in preparing for your closing. We have provided an outline of common charges appearing on the title closing bill. Although this is not a comprehensive list and breakdown of all charges it is intended to provide you the most common charges you can expect at closing. We will be happy to break down any charges for you or provide you with a more formal estimate.

**TITLE SERVICE FEES**

Municipal Search Fees\*

Nassau/Suffolk and NYC Full Municipals \$ 425.00

Bankruptcy Searches: (up to four names) \$ 60.00 \$20.00 each additional name

Patriot Searches (up to four names) \$ 60.00 \$20.00 each additional name

Note: Bankruptcy and Patriot not exceeding four names and Tax Searches are included in the Full price above for all insured transactions

Tax Search \$50.00\*\*

Survey Inspection \$ 75.00 plus cost by inspector

Survey Locate \$ 50.00

New Service Service Charge \$ - \*\*\*

Escrow Service Charge \$ 50.00 per escrow

Recording Service Charges \$ 25.00 per document for residential \$75.00 for commercial or al a carte

\* Subject to New York State Sales Tax

\*\* There is no charge for the initial tax search as part of the purchase of title insurance, however, additional continuation searches will incur a \$50.00 charge

\*\*\* there is no charge for this company to order a new survey for your client however, if we have to provide additional data to the surveyor for the completion of the job, additional fees may be applicable

## **SEARCH FEES**

Attorney Search: (includes last owner, judgments, FTL's and mortgages)	\$ 450.00
CO-OP Lien Searches	\$ 450.00
Certified Copies	\$ 35.00 per copy
Last Owner Search	\$ 75.00
Variance Searches	\$ 350.00 \$100.00 Per additional Lot
Continuation Searches	\$ 50.00

Note: The above products are uninsured products and are subject to NYS State Sales Tax

This is not a complete listing of the searches we are able to provide to you. If there is a search you require that does not appear on our website, please feel free to contact us.

## **TITLE INSURANCE RATES AND PREMIUMS**

We are happy to provide you with an estimate of title charges that are applicable to your transaction. However, as a member of the Fidelity National Title family, we invite you to visit their rate calculator at [ratecalculator.fnf.com](http://ratecalculator.fnf.com)

## RECORDING FEES

RECORDING FEES CAN BE CALCULATED BY VISITING THE COUNTY WEBSITES IN WHICH YOUR PROPERTY IS LOCATED. HERE ARE A FEW COMMON LINKS FOR YOUR CONVENIENCE.

SUFFOLK	<a href="http://www.suffolkcounty.ny.gov">www.suffolkcounty.ny.gov</a>
NASSAU	<a href="http://www.nassaucounty.ny.gov">www.nassaucounty.ny.gov</a>
NYC DOF	<a href="http://www.nyc.gov">www.nyc.gov</a>
WESTCHESTER	<a href="http://www.westchesterclerk.com">www.westchesterclerk.com</a>

PLEASE NOTE: A \$25.00 SERVICE FEE IS ADDED TO ALL RECORDINGS

ACRIS PREPARTION FEES	\$ 200.00	with title insurance
WESTCHESTER COUNTY PREP FEES	\$ 200.00	with title insurance
RICHMOND COUNTY PREP FEES	\$ 200.00	with title insurance