

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

Standard Pricing - al a carte and commercial properties

**RECORDING FEES - MINIMUM CHARGES**

**NASSAU**

**ADD \$75.00 SERVICE FEE PER DOCUMENT**

Deed*	\$ 490.00
Mortgage(11 pages)	\$ 400.00
Assignment	\$ 355.50
Sat	\$ 355.50
CEM (30 pgs)	\$ 495.00
255/253 affidavits	\$ 5.00
POA	\$ 395.00
UCC-1	\$ 40.00
Each Add'l page \$5.00 per page	
TMVL \$355.00 FOR EACH DOCUMENT RECORDED	

**Municipal Searches**

Certificate of Occupancy	\$ 100.00	plus cost of municipality
Street Report	\$ 65.00	
Sewer Search	\$ 65.00	
Housing and Building	\$ 75.00	per name
Fire Search	\$ 65.00	
Emergency Repair Search	\$ 75.00	
ECB Penalty Search (NYC)	\$ 75.00	
Bankruptcy Search	\$ 20.00	Up to four names \$20.00 each additional name
Patriot Search	\$ 20.00	Up to four names \$20.00 each additional name

**SUFFOLK**

**ADD \$75.00 SERVICE FEE PER DOCUMENT**

Deed*	\$ 395.00
Mortgage (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
Each Add'l page \$5.00 per page	

**Surveys**

Survey Locate	\$ 50.00	
Survey Inspection	\$ 100.00	or determined by surveyor on commercial property
New Survey Svc. Charge	\$ 50.00	plus cost of 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	\$250.00	per mortgage

**ADD \$75.00 SERVICE FEE**

**NYC-Five Boroughs**

Deed*	\$ 52.00
Mortgage (17 pages)	\$ 122.00
Assignment	\$ 52.00
Sat	\$ 52.00
CEM	\$ 290.00
255/253 affidavits	\$ 5.00
POA	\$ 87.00
UCC-1	\$40.00
Each Add'l page \$5.00 per page	

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

**\*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 fee is included in the above recording charge

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