

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(17 pages)	\$ 430.00
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
Mtge (18 pages)	\$ 640.00
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	

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