

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(17 pages)	\$ 430.00
Assignment	\$ 355.50
Sat	\$ 355.50
CEM (30 pgs)	\$ 500.00
255/253 affidavits	\$ 5.00
POA	\$ 400.00
UCC-1	\$ 40.00
TMV Fee (per document)	\$ 355.00
\$5.00 for each additional page	

SUFFOLK

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	

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	\$ 187.00
UCC-1	\$40.00
Each Add'l page \$5.00 per page	

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

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	
Municipal Package	\$ 425.00	(includes all the above)
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)
Municipal Package NYC	\$ 550.00	

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	

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

***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 added to each documents being recording

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

FOR ALL OTHER COUNTIES CONTACT THIS COMPANY