

ME TITLE
Servicing the State of Maine



STANDARD CLOSING FEES

<p>Real Estate Purchas & Refinance Title and Closing (Includes Commercial)</p> <ul style="list-style-type: none"> ▪ Title Examination ▪ Registry Copies ▪ Document Preparation ▪ Loan Closing ▪ Travel to Closing Destination ▪ Funds Disbursement ▪ Preparation of Title Insurance Documents ▪ Recording of Documents (excluding recording fees) 	\$650
<p>Cash Title & Closing</p> <ul style="list-style-type: none"> ▪ Title Examination ▪ Registry Copies ▪ Document Preparation ▪ Travel to Closing Destination ▪ Funds Disbursement ▪ Preparation of Title Insurance Documents* ▪ Recording of Documents (excluding recording fees) 	\$595
Title Only Fee	\$395
Closing Only Fee	\$395
Witness Only Closing Fee	\$400
<p>Current Owner Search for HELOCs under \$250,000.00</p> <ul style="list-style-type: none"> ▪ Title Examination from vesting of property in current owner/applicant ▪ Registry Copies ▪ Confirmation of recording of HELOC documents & update to Search Letter 	\$100
<p>Current Owner Search for HELOCs over \$250,000.00</p> <ul style="list-style-type: none"> ▪ Title Examination from vesting of property in current owner/applicant ▪ Registry Copies ▪ Confirmation of recording of HELOC documents & update to Search Letter Preparation & Issuance of Title Policy Insurance Documents (title policy premium is not included and would be dependent upon amount financed.) 	\$350

* We require cash buyers to either purchase title insurance or sign a hold harmless agreement.

Miscellaneous Fees	
Rush Fee ▪ For <u>any</u> order due within 5 business days	\$195
Coverage Protection Letter	\$25
Preparation of Deed & Transfer Tax Form ▪ When ME Title acts as the closing agent	\$100
Preparation of Deed & Transfer Tax Form ▪ Includes current owner search ▪ When ME Title does not act as the closing agent	\$150
Preparation of Deed & Transfer Tax Form (w/ seller mortgage) ▪ Includes current owner search ▪ Includes Seller mortgage payoff	\$200
Preparation of Deed & Transfer Tax Form (w/ REW 5) ▪ Includes current owner search ▪ Includes REW 5	\$200
UCC Search (per name)	\$65
Document Preparation (per document): ▪ Purchase & Sale Agreement ▪ Power of Attorney ▪ Partial Mortgage Release ▪ Mortgage Discharge ▪ Mortgage Subordination	\$85
Road Maintenance Agreement Preparation ▪ To meet FHA requirements ▪ Each lot is an additional cost	\$350 +\$75 per lot
Private Note & Mortgage Preparation (per document)	\$225
Construction Disbursement Updates (per update)	\$50
Lease Agreement Preparation	\$200
Wire Fee (per transfer, incoming or outgoing)	\$35
Overnight Mail (UPS, per package)	\$35
E-Simple File Recording Fee (initial fee) • Does not include county recording fees	\$4.50
Additional Attorney Review	\$175/hr

PLEASE NOTE:

- The above fees do not include the title insurance premium. Please contact our office to calculate the premium for title insurance if a title insurance policy is to be issued.
- REGISTRY OF DEEDS RECORDING FEES are based on the number of pages of the document being recorded. The fee for most counties in Maine is \$22.00 for the first page and \$2.00 for each additional page thereafter per document. Please note that there may be additional recording fees depending on the number of parties named on the document.
- The Maine Real Estate Transfer Tax is based on the sales price. The buyer & seller each pay \$2.20 per thousand dollars of the amount of the sales price (rounded up to the nearest \$500.00).
- The above fees are our basic statement of charges effective April 6, 2021. Please feel free to call us for a quote on any additional legal services needed.
- We perform both in person and mail away closings. In person closings will be performed at our office in Bangor, or any location within the State of Maine at no extra cost.
- Please feel free to contact us at 942-1988 or info@metitle.net for any questions on the prices of our services.