



**STANDARD CLOSING FEES**

<b>Real Estate Purchase &amp; Refinance Title &amp; Closing to Include Commercial.....</b>	<b>\$650.00</b>
<ul style="list-style-type: none"> <li>• Title Examination</li> <li>• Registry Copies</li> <li>• Document Preparation</li> <li>• Loan Closing</li> <li>• Travel to Closing Destination</li> <li>• Funds Disbursement</li> <li>• Preparation of Title Insurance Documents</li> <li>• Recording of Documents (excluding recording fees)</li> </ul>	
<b>Cash Title &amp; Closing.....</b>	<b>\$495.00</b>
<b>Title Only Fee.....</b>	<b>\$325.00</b>
<b>Closing Only Fee.....</b>	<b>\$395.00</b>
<b>Witness Only Closing Fee.....</b>	<b>\$400.00</b>
<b>Current Owner Search for HELOCs under \$250,000.00.....</b>	<b>\$100.00</b>
<ul style="list-style-type: none"> <li>• Title Examination from vesting of property in current owner/applicant</li> <li>• Registry Copies</li> <li>• Confirmation of recording of HELOC documents &amp; update to Search Letter</li> </ul>	
<b>Current Owner Search for HELOCs over \$250,000.00.....</b>	<b>\$350.00</b>
<ul style="list-style-type: none"> <li>• Title Examination from vesting of property in current owner/applicant</li> <li>• Registry Copies</li> <li>• Confirmation of recording of HELOC documents &amp; update to Search Letter</li> </ul> <p>Preparation &amp; Issuance of Title Policy Insurance Documents (title policy premium is not included and would be dependent upon amount financed.)</p>	



**MISCELLANEOUS FEES**

- Coverage Protection Letter.....\$25.00
- Preparation of Deed & Transfer Tax Form, includes Current Owner Search.....\$150.00
- Preparation of Deed & Transfer Tax for transactions where this office acts as the Closing Agent.....\$85.00
- Preparation of Deed & Transfer Tax Form, includes Current Owner Search, seller mortgage payoff.....\$200.00
- Preparation of Deed & Transfer Tax Form, includes Current Owner Search, & REW 5.....\$200.00
- UCC Search – per Name.....\$65.00
- Document Preparation: Purchase & Sale Agreement, Power of Attorney, Partial Mortgage Release, Mortgage Discharge, & Subordination. Cost per document.....\$85.00
- Road Maintenance Agreement Preparation: (to meet FHA requirements) PLUS \$75.00 per lot for Title Certification.....\$350.00
- Private Note & Mortgage Preparation. Cost per document.....\$150.00
- Construction Disbursement Updates. Cost per update.....\$50.00
- Lease Agreement Preparation .....\$200.00



- Wire Fee (incoming or outgoing).....\$35.00
- Overnight Mail PER package.....\$25.00
- E-Simple File Recording fee .....\$4.50
- Discharge Tracking Fee (per discharge).....\$55.00
- Additional Attorney Legal Review.....\$175.00/hr
- 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 for 2018. Please feel free to call us for a quote on any additional legal services needed.

Closings will be performed at any location within the State of Maine at no extra cost.