

TITLE INSURANCE FEES AND OTHER CHARGES

As of March 7, 2018

The following are a range of title insurance costs not included in your title insurance premium:

NASSAU COUNTY			
Nassau Verification Fee	\$355.00	Per Document	Not for: <ul style="list-style-type: none"> • Power of Attorney • UCC • Limited Liability Partnership • Mechanic's Lien • Building Loan Agreement
Filing Fees			
Deed	\$495.00	Per Block	
Deed (Commercial/Vacant)	\$620.00	Per Block	
Mortgage	\$465.00	Per Block	
Power of Attorney	\$380.00	Per Block	
Mortgage Assignment	\$370.00	Per Block	
Consolidation Extension and Modification Agreement (CEMA)	\$510.00	Per Block	
Affidavits	\$40.00	Per Block	
Satisfaction of Mortgage	\$360.00	Per Block	
Subordination of Mortgage	\$500.00	Per Block	
Release of Lien	\$360.00	Per Block	
UCC (Nassau)	\$340.00	Per Block	

SUFFOLK COUNTY			
Suffolk Verification Fee	\$200.00	Per Document	
Suffolk Mortgage Verification Fee	\$300.00	Per Mortgage Document	Only for the following: <ul style="list-style-type: none"> • Mortgage • Satisfaction • Assignments • CEMA • MEA
Filing Fees			
Deed	\$250.00	Per Lot	
Deed (Commercial/Vacant)	\$380.00	Per Lot	
Mortgage	\$220.00	Per Lot	
Power of Attorney	\$200.00	Per Lot	
Mortgage Assignment	\$200.00	Per Lot	
Consolidation Extension and Modification Agreement (CEMA)	\$275.00	Per Lot	
Affidavits	\$40.00	Per Lot	
Satisfaction of Mortgage	\$200.00	Per Lot	
Subordination of Mortgage	\$250.00	Per Lot	
Release of Lien	\$200.00	Per Lot	

NEW YORK CITY		WESTCHESTER and OTHER	
Filing Fees		Filing Fees	
Deed	\$220.00	Deed	\$200.00
Deed (Commercial/Vacant)	\$340.00	Deed (Commercial/Vacant)	\$330.00
Mortgage	\$200.00	Mortgage	\$170.00
Power of Attorney	\$100.00	Power of Attorney	\$100.00
Mortgage Assignment	\$100.00	Mortgage Assignment	\$100.00
Consolidation Extension and Modification Agreement (CEMA)	\$250.00	Consolidation Extension and Modification Agreement (CEMA)	\$200.00
Affidavits	\$40.00	Affidavits	\$40.00
Satisfaction of Mortgage	\$100.00	Satisfaction of Mortgage	\$100.00
Subordination of Mortgage	\$150.00	Subordination of Mortgage	\$150.00
Release of Lien	\$125.00	Release of Lien	\$100.00
UCC (NYC)	\$82.00	UCC (Albany)	\$80.00
		UCC (Westchester)	\$150.00

ALL COUNTIES		
Recording Service Charge	Per Document (not including municipal charges)	\$25.00
Certified Copies of Recorded Documents Service Charge	Per Document (not including municipal charges)	\$50.00
New Survey Ordering Service Fee	Per Survey	\$50.00
Locate Survey Service Fee	Per Survey	\$50.00
Escrow Service Fee		\$50.00
Extra Chain*	Per Chain	\$125.00
Survey Inspection Fee	Per Survey Inspection	\$75.00
Co-op: Real Property Tax/Transfer Tax Filing Fee	Per Document	\$175.00
UCC State of Delaware Filing Fee	Per Document	\$150.00
UCC-1 & UCC-3 Filing Fee	Per Document	\$50.00

Departmental Charges**		
Nassau County	Residential	\$500.00
	Commercial	\$600.00
	Transfer Documents	\$100.00
Suffolk County	Residential	\$500.00
	Commercial	\$600.00
	Transfer Documents	\$100.00
New York City (5 Boroughs)	Residential	\$500.00
	Commercial	\$600.00
Westchester and Other Counties	Residential	\$400.00
	Commercial	\$500.00
Deed Preparation		\$175.00
Acris Preparation		\$175.00
Good Standing Certificate		\$150.00

Searches***	
Judgment and Lien Search <ul style="list-style-type: none"> This search is made against a property address and property owner's name, and includes the most recent deed of record, as well as all open mortgages, County UCC financing statements, federal tax liens, judgments, bankruptcies, mechanic's liens, and lis pendens. Patriot Act Search (OFAC) search results are also included. Judgment and Lien Searches can be provided with results from either a 10-year or a 20-year examination of title. 	10-year search \$150.00 20-year search \$200.00
Attorney Search <ul style="list-style-type: none"> Like Judgment and Lien Searches, Attorney Searches are made against a property address and property owner's name, and include the most recent deed of record, as well as all unterminated mortgages, County and State UCC financing statements, federal tax liens, judgments, bankruptcies, mechanic's liens, and lis pendens. Patriot Act Search (OFAC) search results are also included. Unlike Judgment and Lien Searches, Attorney Searches are based on a full 40-year examination of title and contain a Tax Search. 	\$350.00
Commitment of Title (Title Report without Insurance) <ul style="list-style-type: none"> This report provides all of the information included in a title report produced for the purpose of issuing insurance, including the results of a full 40-year title examination, certification of title, legal description and open mortgages and a tax search. A quote should be requested prior to placing the order. 	\$500.00+

Last Deed of Record Search		
<ul style="list-style-type: none"> The Last Deed of Record Search shows the most recent deed of record on a particular property. This Search does not certify title into the named grantee on the most recent deed, nor does it include information regarding prior breaks in the chain of title. 		\$50.00
Open Mortgage Search		
<ul style="list-style-type: none"> This search raises all open mortgages of record against specified real property. 		\$150.00
Foreclosure Search		
<ul style="list-style-type: none"> This type of search includes the most recent deed of record, County and State UCC financing statements, federal tax liens, judgments, bankruptcies, mechanic's liens, lis pendens, any open mortgages on the property, and a Patriot Act Search (OFAC). Additionally, the Foreclosure Search includes a list of the necessary parties and superior interests to the mortgage or condominium common charge lien to be foreclosed, a Tax Search, and full copies of all open mortgages. The fee for this type of title report begins at \$400.00 and is dependent upon property types and number of properties encumbered by the mortgage. A quote should be requested prior to placing the order. 		\$400.00+
Single and Separate Search		
<ul style="list-style-type: none"> 40-year deed chain on subject premises and all abutting lots. 		\$500.00- 1,000.00
Other Ancillary and Discretionary Searches	Per Search / Name / Entity	\$50.00 <i>plus</i> out-of- pocket cost
<ul style="list-style-type: none"> These are searches not necessary for the issuance of a title insurance policy. 		
Co-op Lien Search		\$350.00
Patriot Search	Per Name	\$30.00
Bankruptcy Search	Per Name	\$30.00
Franchise Tax Search	Per Search	\$20.00
Additional Tax Search for Additional Lots	Per Lot	\$50.00
Additional Certificate of Occupancy Search for Additional Lots	Per Search	\$80.00
Co-obligor Search	Per Name	\$50.00
LLC Member Search	Per Entity	\$50.00
Out-of-State Searches	Per Search / Name / Entity	\$50.00 <i>plus</i> out-of- pocket cost

Additional Charges	
Overnight Mail Charge (each)	\$11.00-\$30.00
Conference Room Fee (per hour)	\$50.00
Fee for Continuation of Taxes over 1	\$20.00
Closer Pick Up Fee (each)	\$250.00
Overtime Fee for Closings over 2 Hours (per hour or part thereof)	\$200.00
Fee for Closings Extending beyond Normal Business Hours	\$200.00
Closer Attendance Fee for Necessary Additional Attendances (per attendance)	\$150.00
Adjournment Fee	\$150.00-400.00
Cancellation Fee for Full Titles	\$500.00
Cancellation Fee for Refinances	\$350.00
Review of Legal Documents	\$50.00-250.00
Clearing of Title (charged to Seller)	\$150.00-300.00
Additional Tax Lot	To be determined upon receipt of the application for examination of title
Multiple Chains of Title	
Land Under Water	
Land in Bed of Streets	
Rights-of-Way	
Driveways	
Easements	
Strips and Gores	
Foreclosures	
Proceedings under federal bankruptcy or state insolvency related statutes	
Other unusual difficulties	

Notes:
Taxable Charges:

- Departmental/Bankruptcy/Franchise Tax/Co-op Lien Searches
- Certificate of Good Standing and Certified Copies

* Depending on Actual Examination Fees & Approved by Rate Manual

** Overcharged Departmental Charges will be refunded to the applicant.

*** We request that these searches are paid for before being released.
The fees for these searches are subject to New York State sales tax.