

**ESTIMATED FEES FOR PURCHASES \$150,000 AND LOWER.  
THIS IS FOR OHIO PROPERTIES ONLY.**

**SELLER FEES;**

TITLE GUARANTY	\$ 3.50 /thousand	_____ X \$ 3.50 = \$ _____
EXAM (PLATTED PROPERTY)	\$220.00	= <u>\$220.00</u>
CONVEYANCE FEE (Lucas County only – call for quote on other Counties)	\$ 4.00/thousand	_____ X \$ 4.00 = \$ _____
TAX PRORATE	based on date of closing	= \$ _____
PAYOFF OVERNIGHT COURIER SERVICE	\$ 20.00 per payoff	_____ X \$20.00 = \$ _____
DEED PREPARATION (if no seller attorney)	\$ 45.00	= \$ _____
CLOSING FEE	\$185.00	= <u>\$185.00</u>
CLOSING PROTECTION LETTER		= <u>\$50.00</u>
LOAN PAYOFF	first mortgage	= \$ _____
	second mortgage/equity line	= \$ _____
COMMISSION	_____ X _____ %	= \$ _____
HOME WARRANTY (if applicable)		= \$ _____
MISCELLANEOUS BILLS PAID AT CLOSING		= \$ _____
	<b>ESTIMATED TOTAL SELLERS FEES</b>	= \$ _____

**BUYERS FEES:**

EAGLE POLICY OF TITLE INSURANCE \$5.75/thousand + 15% of same policy – TG amount		= \$ _____
OR		
STANDARD POLICY OF TITLE INSURANCE \$5.75/thousand	_____ X \$5.75	= \$ _____
SIMULTANEOUS ISSUE	\$100.00	= \$ _____
(When owner's and loan policies are purchased at the same time. Not needed on cash transactions)		
EXAM (platted property)	\$ 30.00	= <u>\$ 30.00</u>
COMMITMENT FEE	\$100.00	= <u>\$100.00</u>
CLOSING PROTECTION LETTER		= <u>\$ 15.00</u>
CLOSING PROTECTION LETTER – LENDER		= <u>\$ 35.00</u>
EPL ENDORSEMENT	\$ 75.00	= \$ _____
(Lender may require additional endorsements at a fee)		
SURVEY COVERAGE	\$100.00	
SURVEY	\$150 - \$250 (based on property location)	= \$ _____
RECORDING	\$28 for 1 <sup>st</sup> two pages, \$8 each page after (typically \$28 for 2 page deed \$140 for 16 page mortgage)	= \$ _____
OVERNIGHT, WIRE AND	\$20 overnight original docs to lender	= \$ _____
ELECTRONIC DELIVERY FEES	\$20 incoming funds wired by lender	= \$ _____
	\$15 documents emailed by lender	= \$ _____
MISCELLANEOUS BILLS PAID AT CLOSING		= \$ _____
CLOSING FEE	\$235.00	= <u>\$235.00</u>
	<b>ESTIMATED TOTAL BUYERS FEES</b>	= \$ _____