

CHARGES FOR ESCROW, CLOSING AND/OR OTHER SERVICES
FOR
ASSURED TITLE COMPANY OF NORTHEAST KS., Inc.

SERVICE

CHARGE

REAL ESTATE CLOSING (FSBO/without Realtor)

Includes preparation of contract(s), escrow agreement(s),	\$ 500.00
transfer of title document(s) (deed(s), mortgage(s), note(s)	\$ 600.00 – Closing outside of Home Office
assignment(s), etc.) settlement statement(s)/HUD 1	\$ 700.00 – Complex/Multi-Party
and/or disbursement of funds without assistance of	
Broker and/or Attorney	

RESIDENTIAL REAL ESTATE CLOSING (with Realtor)

Includes preparation of contract(s), escrow agreement(s),	\$ 300.00
transfer of title document(s) (deed(s), mortgage(s), note(s)	\$ 400.00 – Closing outside of Home Office
assignment(s), etc.) settlement statement(s)/HUD 1	\$ 500.00 – Complex/Multi-Party
and/or disbursement of funds with assistance of	
Broker and/or Attorney	

RESIDENTIAL REAL ESTATE CLOSING (with Lender)

Includes preparation of all transfer of title document(s)	\$ 300.00
(as above) and settlement statement(s)/HUD 1/CD, obtaining	\$ 400.00 – Closing outside of Home Office
payoff(s), inspections, etc. Includes receiving and	\$ 500.00 – Complex/Multi-Party
complying with Lender instructions as to their documents	
and/or disbursement of funds.	

WITNESS ONLY CLOSINGS

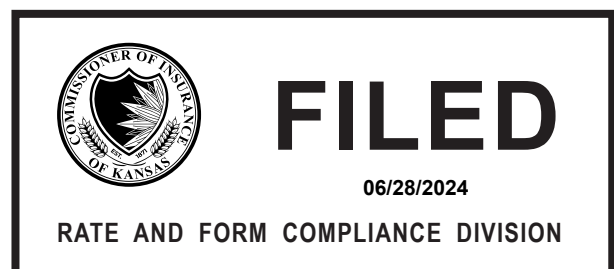
\$ 300.00

DISBURSEMENT OF FUNDS

No Closing Services but asked to disburse money	\$ 300.00
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ESCROW SHORT TERM

Funds held in conjunction with fund paid AFTER closing	\$ 100.00
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DOCUMENT PREPARATION

when not in conjunction with Title Insurance and/or Closing

Deed, Affidavit, Assignment, Release, etc.

\$ 50.00/per document- doc provided by client.
\$ 250.00/per document- if search needed.

FORECLOSURE COMMITMENT

Commitment issued for filling foreclosure proceedings

Does not take policy

Does take policy

Update fee

\$ 250.00
Premium based on rate schedule
\$ 50.00

INFORMATIONAL COMMITMENT

Issued for when customer wants check of title
before sale/mortgage

\$ 250.00

**SERVICES CUSTOMARILY PROVIDED THAT ARE NOT INCLUDED IN THE RATES
SHOWN HEREINABOVE**

Certificate of Title Search with exception(s) (easement(s)
rights of way, etc.)
Update for Certificate(s) set out immediately hereinabove

\$ 250.00 - (\$200.00 for volume customers)
\$ 50.00

Ownership Report

\$ 100.00. – First Parcel
\$ 25.00 each additional parcel

RESIDENTIAL TITLE INSURANCE RATES
(1-4 Single Family Living Units)

TYPE OF TRANSACTION

RATE

RESIDENTIAL OWNER'S POLICIES

Policies of Title Insurance protecting the Owner's interest in one-four family residences

Rate Chart

SIMULTANEOUS ISSUED LOAN POLICIES

\$300.00 + difference per, Rate Chart #1, between premium for larger and smaller policy when the loan policy exceeds the owner's policy.

RESIDENTIAL MORTGAGEE'S POLICIES

Policies of Title Insurance protecting the Lender's interest in one-four family residence

Rate Chart

SECOND MORTGAGE POLICIES

Policies issued on 2nd, 3rd or more loan(s)

Rate Chart

If additional mortgage(s) are being executed and recorded in conjunction with Owner's and Simultaneous Loan Policies, then the Charge shall be 85% of Regular Rate as set out hereinafter on Chart #1

RESIDENTIAL CONSTRUCTION LOAN POLICY

Loan Policy issued specifically for the protection of the interest in property taken as the result of the filing of a Mortgage(s) for construction purposes

Rate Chart

Full premium. NOTE: all of premium except \$50.00, is credited to the end loan, if any.

CONSTRUCTION LOAN BINDER (Commitment)

Commitment for Title Insurance issued specifically for the protection of the interest in property taken as the result of the filing of a mortgage for construction purposes.

Rate Chart

Full premium. NOTE: all of premium except \$50.00, is credited to the end loan, if any.

BUILDER'S RATE – (Residential Owner's Policies)

A rate afforded to builder/developers which is less than the normal residential owners' rate due to a discount for volume as well as simplicity of search and examination

80% of regulator rates as set out on Rate Chart

REISSUE/REFINANCE RATE

Rate Chart

A rate afforded to the owner as seller or borrower, due to the fact that the Title at issue, has previously been searched and examined for durability. and a copy provided of the issued policy of title insurance with a prior date.

MULTIPLE LOT OR TRACT CHARGES

\$100.00 for each additional tract

Charge made in connection with the issuance of either an owner's or Mortgagee's policy when the subject property consists of more than one chain of title.

ENDORSEMENTS

NO Fee

LEASEHOLD POLICIES

Standard Rate only, Rate Chart

Policies issued to protect the interest of a lessee in real property

CANCELLATION FEE

\$100.00

Charge that may be made from actual work performed on title file that does not result in the issuance of a final policy

OTHER

Expenses for copies at .25, overnight/courier mail \$35.00, wire fees \$30.00, recording charges, extraordinary postage.

We reserve the right to collect/increase if Additional is incurred by the company.

ESCROW LONG TERM (purchase under contract)

Accept/disburse amortize payments, per agreement. Includes year-end reporting.

Initial Set up Fee	\$300.00
Initial Set up with Tax and Insurance	\$350.00
Monthly/Annual/Semi/Quarterly <u>Single</u> disbursement	\$ 20.00/each
Any additional disbursements	\$ 10.00/each

TITLE INSURANCE

SPECIAL RULE FOR RATING UNIQUE OR UNUSUAL CONDITIONS

If it can be clearly demonstrated that a risk presents unique or unusual conditions of exposure or hazard such that the application of the normal rating procedure does not produce a reasonable and equitable rate for the risk. Such risk may be treated on an individual rate basis.

Request for treatment under this rule shall be submitted to the insurance commissioner and shall be accompanied by evidence specifically setting forth the reasons for the request along with full supporting information evidencing that the special treatment is not a violation of K.S. A. 40-2404(14) relating to rebates and other inducements in title insurance. Such rates must be filed with the commissioners of insurance prior to quotation or being made effective.