

FILED

OCT 23 2020

VICKI SCHMIDT
Commissioner of Insurance

AURO SOLUTIONS, LLC MANUAL

TITLE, CLOSING AND SETTLEMENT FEES AND CHARGES

EFFECTIVE OCTOBER 14, 2020

FOR USE IN THE STATE OF KANSAS

Please note that Auro Solutions, LLC has filed a DBA within the State of Kansas: Tower Title & Closing, LLC.

Please note that Auro Solutions, LLC primarily focuses on commercial real estate and does not offer certain residential services.

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Commercial Escrow Fee- The handling of processes and services associated with closing and escrow fees, including, but not limited to the creation of the settlement statement/HUD-1, mortgage and lien payoff verification, scheduling coordination on behalf of the buyer and seller, document delivery and tracking, bank/wire fees, disbursement of funds, and quality control. This fee may include third party fees paid on behalf of the client such as tax certifications, recording fees, and release fees.

Auro Solutions, LLC does not offer residential escrow services within the State of Kansas.

Commercial Sub-Escrow- The processing, payout, delivery and tracking of escrow fees.

Auro Solutions, LLC does not offer sub-escrow services on residential files in the State of Kansas.

Document Preparation- The preparation of legal and/or closing documents necessary and allowable to facilitate the transaction.

Document Retrieval- The process of searching the land records to find a specific document on behalf of the client.

E-Recording Services- The process of filing recordable documents electronically using a third party system.

Recording Services- The process of mailing or walking recordable documents into the proper county.

Notary Signing- If allowed in said jurisdiction, the process of utilizing a local notary, vetted by the title company, to witness and notarize required documents to fulfill the transaction.

Current Owner Property Report Fee (Residential)- The preparation and delivery of an O/E report, listing the current owner and any open liens against the subject property, as well as property tax information. No insurance needed.

Current Owner Property Report Fee (Commercial)- The preparation and delivery of an O/E report, listing the current owner and any open liens against the subject property as well as property tax information. No insurance needed.

Full Search Property Report Fee (Residential)- The preparation and delivery of an O/E report in compliance with state statute search guidelines, listing any open encumbrances against the subject property as well as tax information. No insurance needed.

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Full Search Property Report Fee (Commercial)- The preparation and delivery of an O/E report in compliance with state statute search guidelines, listing any open encumbrances against the subject property as well as tax information. No insurance needed.

Updated Property Report Fee Residential- The preparation and delivery of an updated O/E report in order to extend the county's effective date to a more recent time period.

Updated Property Report Fee (Commercial)- The preparation and delivery of an updated O/E report in order to extend the county's effective date to a more recent time period.

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Fee Schedule

Commercial Escrow Fee	\$875.00
Residential Escrow Fee	Not Offered
Document Preparation	\$150.00 per document
Residential Document Retrieval	\$50.00
Commercial Document Retrieval	\$200.00
Residential: E-Recording Fee	\$25.00
Residential: Recording Fee	\$35.00
Commercial: E-Recording Fee	\$75.00
Commercial: Recording Fee	\$100.00
Residential Current Owner Property Report	\$115.00
Commercial Current Owner Property Report	\$475.00
Residential Full Search Property Report	\$325.00
Commercial Full Search Property Report	\$700.00