

Greenwood County Title
206 West First
P.O. Box 6
Eureka, KS 67045

CHARGE FOR ESCROW, CLOSING AND/OR OTHER SERVICES

*If you perform services or engage in transactions not included in these descriptions, please describe the service or transaction in the space captioned "OTHER."

Service Charge
COMMERCIAL ESCROW CLOSING \$ 400-500
 Includes preparation of contracts, escrow agreements, transfer of title documents (deed, mortgage, notes, assignments, etc.), settlement statement (HUD-1), disbursement of funds

RESIDENTIAL REAL ESTATE CLOSING \$ 350-500
 Includes preparation of contracts, escrow agreements, transfer of title documents (deed, mortgage, notes, assignments, etc.), settlement statements. Without assistance of attorney and/or broker.

RESIDENTIAL REAL ESTATE CLOSING \$ 400-500
 Includes preparation of contracts, escrow agreements, transfer of title documents (deed, mortgage, notes, assignments, etc.), settlement statements. With assistance of attorney and/or broker.

RESIDENTIAL LOAN CLOSING \$ N/A
 Includes preparation of all loan documents required by the lender including, but not limited to mortgage, deed of trust, notes, riders, assignments, government regulation reports and disclosures, disbursement of funds

DOCUMENT PREPARATION when not \$ 100-200 Included in closings:
 1. deeds
 2. mortgages, notes
 3. affidavits
 4. assignments, releases
 5. contract for deed/option contracts
 6. real estate contracts
 7. escrow deposit agreements

FEES FOR ANCILLARY SERVICES
 notary public fees cash
 contract for deed seller carry back assumption equity purchase
 exchange of property
 loan closing for third party lender other

FORECLOSURE COMMITMENT
 Commitment issued for filing foreclosure proceedings
 a. Do not take policy
 b. Do take policy

LOT SALE TO BUYER
 (not builder)
 a. No policy until improvement completed ✓
 b. Policy issued for cost of lot

PLATTING COMMITMENT \$ N/A
 Issued to governmental body in lieu of attorney's opinion to show easements, taxes, mortgages, etc. Nominal amount


INFORMATIONAL COMMITMENT \$ 100
 Issued for "amount to be agreed upon" where customer wants check of title before sale/mortgage

CONVERT CONTRACT PURCHASERS POLICY TO \$ 100 OWNERS POLICY
 Issued when contract purchaser pays off contract and wants current policy showing title in his name

MECHANICS LIEN WORK OUT \$ N/A
 Obtaining lien waivers, disbursing funds to pay claimants

EXCHANGE CLOSING \$ 350-500
 Closing transaction having more than one parcel of real property

\$ 100-200



FILED

08/17/2022

RATE AND FORM COMPLIANCE DIVISION

\$ 100-200
 \$ per schedule

\$ 0
 \$ per schedule

Greenwood County Title
206 West First
P.O. Box 6
Eureka, KS 67045

DISBURSEMENT OF FUNDS \$ N/A
No closing services but asked to disburse money

DISBURSEMENT OF FUNDS \$ N/A
No closing services, disbursing funds and collecting signatures on documents furnished to us

INDEMNITY DEPOSIT \$ N/A
Held in escrow, no closing

OTHER (Specify) \$ _____
\$ _____
\$ _____

*SERVICES CUSTOMARILY PROVIDED THAT ARE NOT INCLUDED IN THE ABOVE RATES (LIST)

*If there is a charge for such services, they should be included on the previous page.

Greenwood County Title
206 West First
P.O. Box 6
Eureka, KS 67045
RESIDENTIAL TITLE INSURANCE RATES

(1-4 Single Family Living Units)

*If you perform services or engage in transactions not included in these descriptions, please describe the service or transaction in the space captioned "OTHER."

Type of Transaction	Rate
SPECIAL COVERAGES	\$ <u>N/A</u>
RESIDENTIAL NEW CONSTRUCTION LOAN POLICY issued with owners policy on new construction	\$ <u>100</u>
SECOND MORTGAGE POLICIES – Loan policies issued on	\$ <u>per schedule</u> 2 nd , 3 rd or more loans
HOLD OPEN CHARGES	\$ <u>per schedule</u>
RESIDENTIAL OWNERS POLICIES – Policies of title interest in one – four family residences	\$ <u>1</u> insurance protecting the owners
RESIDENTIAL MORTGAGEES POLICIES – Policies of title insurance protecting the interest of mortgage lenders	\$ <u>per schedule</u>
SIMULTANEOUSLY ISSUED LOAN POLICIES – A loan policy issued simultaneously with the issue of an owners policy in an amount equal to or exceeding the amount of said loan policy	\$ <u>100</u>
RESIDENTIAL CONSTRUCTION LOAN POLICY – A loan policy issued specifically for the protection of the interest in property taken as the result of the filing of a mortgage for construction purposes	\$ <u>per schedule</u>
CONSTRUCTION LOAN BINDER (COMMITMENT) – A 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	\$ <u>100</u>
DEVELOPMENT LOAN POLICY – A mortgages policy lender who provides the funds to make improvements to the land so that said land can be resold for a different purpose (i.e. subdivision development and subsequent loan sales)	\$ <u>N/A</u> issued for the protection of the
BUILDERS RATE (Residential Owners Policies) - builder/developers which is less than the normal residential owners rate due to discount for volume as well as simplicity of search and examination	\$ <u>N/A</u> A rate afforded to
RE-FINANCE RATE FOR RESIDENTIAL MORTGAGEES POLICIES – A rate afforded to home owners where a lenders policy is required by the lender as the result of the refinance of the owners existing financing	\$ <u>per schedule (Reissue)</u>
RE-ISSUE RATE – A rate afforded to the owner as a seller the title at issue had previously been searched and examined for durability as evidenced by the issuance of a policy of title insurance with a prior date.	\$ <u>per schedule</u> or borrower due to the fact that
MULTIPLE LOT OR TRACT CHARGES – A charge made of either an owners or a mortgagees policy when the subject property consists of more than one chain of title.	\$ <u>N/A</u> in connection with the issuance
ABSTRACT RETIREMENT RATE – A reduction in the being furnished an abstract of title on the property to be insured and that the abstract remains the property of the insured.	\$ <u>N/A</u> premium charge as a result of

Greenwood County Title
206 West First
P.O. Box 6
Eureka, KS 67045

ENDORSEMENTS – Coverages added to the basic insurance \$ 50 contract which add additional coverage to the insured and consequently additional risk to the insurer. Specify type of endorsement and the charge/rate for each.

LEASEHOLD POLICIES – Policies issued to protect the property insuring the validity of an option to purchase granted to a lessee. \$ per schedule interest of a lessee in real

COMMERCIAL TITLE INSURANCE RATE - \$ per schedule
Premiums charged on policies issued on transactions involving commercial, multi-family, or industrial real estate.

CANCELLATION FEE – A charge made for actual work \$ 100 performed on a title insurance file that for some reason or circumstances does not result in the issuance of a title insurance policy

OTHER – (Specify) \$ _____
\$ _____
\$ _____

Greenwood County Title
206 West First
P.O. Box 6
Eureka, KS 67045
COMMERCIAL TITLE INSURANCE RATES

(Properties Except 1-4 Single Family Dwelling Units)

*If you perform services or engage in transactions not included in these descriptions, please describe the service or transaction in the space captioned "OTHER."

Type of Transaction	Rate
OWNERS TITLE INSURANCE POLICY Policies will be issued to owners, contract vendees and lessees	\$ <u>per schedule</u>
MORTGAGE TITLE INSURANCE POLICY Issued to lenders in an amount not to exceed 120% of loan amount	\$ <u>100 + Excess of O/P</u>
SIMULTANEOUS-ISSUED MORTGAGE POLICY Not exceeding the amount of owners policy issued simultaneous therewith	\$ <u>100</u>
SIMULTANEOUS-ISSUED MORTGAGE POLICY Where the amount of coverage exceeds the owners policy	\$ <u>100 + Excess of O/P</u>
SIMULTANEOUS-ISSUED LEASEHOLD POLICY Not exceeding the amount of owners policy issued to lessee	\$ <u>100</u>
REFINANCE POLICIES – Loan Policy refinancing a previous loan	\$ <u>per schedule</u> Issued on property as a result of (Reissue)
SECOND MORTGAGE POLICIES – Loan policy issued on	\$ <u>per schedule</u> 2 nd , 3 rd or more loans
REISSUE POLICIES – Policies issued on	\$ <u>per schedule</u> previously insured property (Reissue)
NEW CONSTRUCTION PENDING DISBURSEMENT	\$ <u>100</u>
POLICY calling for periodic endorsements for increasing liability and extending time of policy	
NEW CONSTRUCTION OWNERS POLICY	\$ <u>100</u>
NEW CONSTRUCTION LOAN POLICY Issued to construction lender on construction loan (includes binder or construction loan policies)	\$ <u>100</u>
HOLD OPEN CHARGES	\$ <u>N/A</u>
ENDORSEMENT TO OWNERS POLICIES	\$ <u>50</u>
1.	
2.	
3.	
ENDORSEMENT TO LOAN POLICIES	\$ <u>50</u>
1.	
2.	
3.	
4.	
OTHER (Specify)	\$ _____
	\$ _____
	\$ _____

Greenwood County Title ∞ Woodson County Title ∞ Wilson County Title

**Closing, Document Preparation,
Search & Miscellaneous Fees**

Summary of Insurance Rates for Owner, Loan and Leasehold Policies

Reissue Rate - 60%

Effective January 01, 2020

			<u>Amt. From</u>	<u>Amt. To</u>	<u>Charge</u>	<u>Reissue</u>	<u>Amt. From</u>	<u>Amt. To</u>	<u>Charge</u>	<u>Reissue</u>
Closing Fees:	Buyer & Seller	\$350	\$10,000	or less	\$150.00	\$100.00	\$60,001	\$62,000	\$460.00	\$276.00
	With 3rd Party	\$400	10,001	12,000	165.00	100.00	62,001	64,000	470.00	282.00
	With 3rd & 4th Party	\$450	12,001	14,000	180.00	108.00	64,001	66,000	480.00	288.00
	Loan Documents - Starting at	\$200	14,001	16,000	195.00	117.00	66,001	68,000	490.00	294.00
			16,001	18,000	210.00	126.00	68,001	70,000	500.00	300.00
Loan/Mortgage Policy Fee:		\$100	18,001	20,000	225.00	135.00	70,001	72,000	510.00	306.00
	(O/P Simultaneous Issue - Equal or Lesser Amount)		20,001	22,000	240.00	144.00	72,001	74,000	520.00	312.00
Endorsements		\$50	22,001	24,000	255.00	153.00	74,001	76,000	530.00	318.00
			24,001	26,000	270.00	162.00	76,001	78,000	540.00	324.00
Document Preparation - Starting at		\$100	26,001	28,000	285.00	171.00	78,001	80,000	550.00	330.00
			28,001	30,000	300.00	180.00	80,001	82,000	560.00	336.00
Title Certificates - Starting at		\$150	30,001	32,000	310.00	186.00	82,001	84,000	570.00	342.00
Information Searches - Starting at		\$150	32,001	34,000	320.00	192.00	84,001	86,000	580.00	348.00
			34,001	36,000	330.00	198.00	86,001	88,000	590.00	354.00
Monthly Escrow: Initial Setup Fee		\$200	36,001	38,000	340.00	204.00	88,001	90,000	600.00	360.00
	Monthly Fee	\$20	38,001	40,000	350.00	210.00	90,001	92,000	610.00	366.00
			40,001	42,000	360.00	216.00	92,001	94,000	620.00	372.00
IRC 1031 Exchange Fee - Starting at		\$500	42,001	44,000	370.00	222.00	94,001	96,000	630.00	378.00
			44,001	46,000	380.00	228.00	96,001	98,000	640.00	384.00
			46,001	48,000	390.00	234.00	98,001	100,000	650.00	390.00
	Charges on this rate chart apply to normal transactions. Transactions involving long and complicated titles, more than one chain of title, large or complex closings, additional duties or services provided during a closing, and high or unusual risk, additional charges may apply.		48,001	50,000	400.00	240.00	100,001	500,000	= \$650.00	= \$390.00
			50,001	52,000	410.00	246.00	^	^	+ \$2.00	+ \$1.20
			52,001	54,000	420.00	252.00	^	^	per \$1,000	per \$1,000
			54,001	56,000	430.00	258.00				
			56,001	58,000	440.00	264.00				
			58,001	60,000	450.00	270.00				
							Over \$500,000	∞	Call for Quote	

Services Offered

- Title Searches & Reviews
- Title Certificates
- Title Insurance
- Closings & Settlements
- IRC 1031 Exchanges
- Affadavits
- Endorsements
- Escrows
- Lien Filings
- Notary Service

Greenwood County Title LLC

206 W. 1st Street, P O Box 6 - Eureka, KS 67045

Office 620-583-6377 Fax 620-583-6380

Woodson County Title

203 S. State Street - Yates Center, KS 66783

Office 620-625-2555 Fax 620-625-2598

Wilson County Title

318 N. 6th Street - Fredonia, KS 66736

Office 620-378-2477 Fax 620-378-2467

Email > mail@gwocountytile.com

