

SELENE TITLE, LLC

KANSAS RATES (all counties within Kansas)

Charges for Escrow, Closing and/or Other Services

Service	Charge
<u>COMMERCIAL ESCROW CLOSING</u>	\$ <u>2,500</u>

Includes preparation of contracts,
Escrow agreements, transfer of title
documents (deed, mortgage, notes,
assignments, etc.), settlement statement
(HUD-1), disbursement of funds

<u>RESIDENTIAL REAL ESTATE CLOSING</u>	\$ <u>1,000 split</u>
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Includes preparation of contracts, escrow
agreements, transfer of title documents (deed,
mortgage, notes, assignments, etc.), settlement
statements. Without assistance of attorney
and/or broker.

<u>RESIDENTIAL REAL ESTATE CLOSINGS</u>	\$ <u>1,000 split</u>
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Includes preparation of contracts, escrow
agreements, transfer of title documents (deed,
mortgage, notes, assignments, etc.), settlement
statements. With assistance of attorney and/or
broker.

<u>RESIDENTIAL LOAN CLOSINGS</u>	\$ <u>1,000 split</u>
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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

<u>DOCUMENT PREPARATION</u> when not included in closing:	\$ <u>75.00 per document</u>
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Deeds
Mortgages, notes
Affidavits
Assignments, releases
Contract for deed/option contract
Real estate contracts
Escrow deposit agreements

<u>FEES FOR ANCILLARY SERVICES</u>	\$ <u>150 per service</u>
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Notary public fees
Cash
Contract for deed

Seller carry back
Assumption
Equity purchase
Exchange of property
Loan closing for third party lender

FORECLOSURE COMMITMENT

Commitment issued for filing foreclosure proceedings.

Do not take policy	\$ <u>250</u>
Do take policy	\$ <u>350</u>

LOT SALE TO BUYER

(not builder)

No policy until improvement completed	\$ <u>250</u>
Policy issued for cost of lot	\$ <u>350</u>

PLATTING COMMITMENT

Issued to governmental body in lieu of attorney's opinion to show easements, taxes, mortgages, etc.

\$ 350

INFORMATIONAL COMMITMENT

Issued for "amount to be agreed upon" where customer wants check of title before sale/mortgage

\$ 350

CONVERT CONTRACT PURCHASER'S
POLICY TO OWNER'S POLICY

Issued when contract purchaser pays off contract and wants current policy showing title in his name.

\$ 250

MECHANIC'S LIEN WORKOUT

Obtaining lien waivers, disbursing funds to pay claimants

\$ 150

EXCHANGE CLOSING

Closing transaction having more than one parcel of real property

\$ 350

DISBURSEMENT OF FUNDS

No closing services but asked to disburse money

\$ 350

DISBURSEMENT OF FUNDS

No closing services, disbursing funds and collecting signatures on documents furnished to us

\$ 500

INDEMNITY DEPOSIT

\$ 250

Held in escrow, no closing

CANCELLATION FEE

\$ 350

A charge for actual work performed in association with the closing/settlement and or issuance of title insurance on a file that does not close nor result in the issuance of a policy

Title Insurance Rates

OWNERS AND LEASEHOLD POLICY RATES

Owners or Leasehold Policies

	Per Thousand
Over \$50,000 and up to \$100,000	3.00
Over \$100,000 and up to \$5,000,000	2.00
Over \$5,000,000 and up to \$10,000,000	1.75
Over \$10,000,000 and up to \$15,000,000	1.50
Over \$15,000,000	1.25

NOTE: To compute any insurance premium on a fractional thousand of insurance (except as to minimum premiums), round to the next highest thousand dollar figure and multiply by the rate per thousand applicable.

Re-issue Rate for Owner's or Leasehold Policies

Liability Amount	Per Thousand
Amount over \$50,000 and up to \$100,000	1.80
Amount over \$100,000 add	1.20
Minimum Premium	\$10.00

Homeowner's Policy of Title Insurance

110% of the rates for Owner's Policies of Title Insurance

LOAN POLICIES OF TITLE INSURANCE

Loan Policy Basic Rate

Liability Amount	Per Thousand
Over \$50,000 and up to \$100,000	2.00
Over \$100,000 and up to \$500,000	1.75
Over \$500,000 and up to \$10,000,000	1.50
Over \$10,000,000 and up to \$15,000,000	1.25
Over \$15,000,000	1.00

Loan Reissue Rate

When the owner of property on which application is made for mortgage title insurance has had the title to such property insured as owner by any title insurance company with a currently valid Certificate of Authority within 10 years prior to such application, such owner shall be entitled to the following reissue rates on mortgage insurance up to the face amount of their owner's policy:

Substitution Loan Rate

AGE OF ORIGINAL LOAN	RATES
3 years or under	30% of regular rates
From 3 years to 4 years	40% of regular rates
From 4 years to 5 years	50% of regular rates
From 5 years to 6 years	60% of regular rates
From 6 years to 7 years	70% of regular rates
From 7 years to 8 years	80% of regular rates
8 years and over	100% of regular rates

Extension Loan Rate

Liability Amount	Per Thousand
Up to \$10,000 of liability written	1.00
Over \$10,000, add	0.50

Simultaneous Loan and Owner Policy

\$0 for the amount of insurance not in excess of the owner's policy. The premium on the amount of insurance exceeding the owner's policy liability will be charged at the loan policy basic rate.

ALTA Residential Limited Coverage Junior Loan Policy

\$95 – maximum loan amount insured is \$150,000

Mortgage Modification Guarantee / ALTA Residential Limited Coverage Mortgage Modification Policy

Liability Amount	Rate
\$0-\$1,000,000	\$125
\$1,000,001 - \$1,500,000	\$250
\$1,500,001 - \$2,000,000	\$350

For each \$500,000 of liability above \$2,000,000 or part thereof up to \$20,000,000, add \$100

Bulk Centralized Refinance Rate (50 order minimum)

Liability Amount	Rate
\$0 - \$250,000	\$380
\$250,001 - \$500,000	\$560
\$500,001 - \$750,000	\$680
\$750,001 - \$1,000,000	\$820

\$1,000,001 - \$1,250,000	\$945
\$1,250,000 - \$1,500,000	\$1,020
\$1,500,000 - \$2,000,000	\$3,000

Bulk Centralized Refinance Rate (100 order minimum)

Liability Amount	Rate
\$0 - \$250,000	\$340
\$250,001 - \$500,000	\$450
\$500,001 - \$750,000	\$570
\$750,001 - \$1,000,000	\$660
\$1,000,001 - \$1,250,000	\$770
\$1,250,000 - \$1,500,000	\$895
\$1,500,000 - \$2,000,000	\$1,050

Bulk Centralized Refinance Rate (200 order minimum)

Liability Amount	Rate
\$0 - \$250,000	\$300
\$250,001 - \$500,000	\$450
\$500,001 - \$750,000	\$550
\$750,001 - \$1,000,000	\$660
\$1,000,001 - \$1,250,000	\$760
\$1,250,000 - \$1,500,000	\$860
\$1,500,000 - \$2,000,000	\$1,050

OTHER

Builder Rates

60% of the rates for title insurance for owner's and loan policies