

TALLGRASS TITLE

SERVING POTTAWATOMIE, RILEY, AND WABAUNSEE COUNTIES

FEES EFFECTIVE JULY 1, 2023

Contract/Closing Fees

Residential Real Estate Closing

(Includes preparation of transfer of title documents and settlement statements)

Seller Escrow Closing Fee with Title Insurance.....	\$250.00
Buyer Escrow Closing Fee with Title Insurance	\$250.00
Seller Escrow Closing Fee without Title Insurance.....	\$300.00
Buyer Escrow Closing Fee without Title Insurance	\$300.00
Vacant Lot Seller Escrow Closing Fee with Title Insurance	\$200.00
Vacant Lot Buyer Escrow Closing Fee with Title Insurance	\$200.00

Commercial Real Estate Closing.....\$400.00/side

**Additional fees may apply. Hourly legal fees may be charged for more complicated transactions.*

Loan Closing/Escrow Fee.....\$225.00

**Reviewing loan packet with clients in our office, processing signed packet, & overnighting originals back to lender. Label included.*

Closing Doc Prep.....\$125.00

**Assisting lender with entering loan fees and expenses on settlement statements.*

Loan Only Escrow/Closing.....\$350.00

**Reviewing lender documents with borrower, processing signed packet, and disbursements of funds.*

Courtesy Closing.....\$350.00

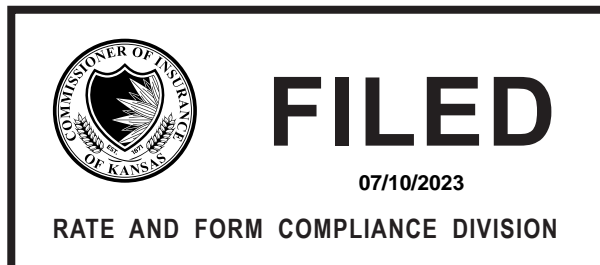
**Notary services, scanning & emailing the packet to desired destinations, and sending originals back to title company/bank. Must include overnight label or incur addl charge.*

Residential Real Estate Contract.....\$300.00

(no title or escrow)

Residential Real Estate Contract.....\$250.00

(with title and escrow)



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PO BOX 138
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Title Insurance Fees

Owner's Policy

Policies of title insurance protecting the owner's interest in 1-4 family residences.

**Applicable insurance rates will apply.*

Loan Policy

Policies of title insurance protecting the interest of mortgage lenders.

**Applicable insurance rates will apply.*

Simultaneously Issued Loan/Leasehold Policy

(Loan Policy Issued at the same time as an Owner's Policy)

Simultaneously Issued Loan/Leasehold Policy\$180.00

**Add \$2.25 per \$1,000.00 over Owner's Policy amount for Loan/Leasehold Policy that exceeds Owner's Policy.*

**Simultaneous Issued Policy includes up to three complimentary residential endorsements*

Reissue Rates – Owner's

(Owner's Policy issued for purchase of property where Owner provides the existing policy that was issued by our company within the previous 2-10 years or converting from contract purchase to Owner's)

Owner's Policy within 2 years60% of regular rate

Owner's Policy within 10 years80% of regular rate

Convert Contract Purchase to Owner's80% of regular rate

Reissue Rates – Lender's

(Lender's Policy issued for a loan policy where Lender provides the existing policy that was issued within the previous 2-10 years. Endorsements not included.)

Lender's Policy within 2 years60% of regular rate

Lender's Policy within 10 years80% of regular rate

Residential Endorsements\$35.00

**First three free on a simultaneous*

Commercial Endorsements\$150.00

**Charge for all Commercial Transactions, not included with simultaneous issue*

Closing Protection Letter (CLP).....\$30.00

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Additional Fees

Convert Contract Purchase Policy to Owner's Policy.....\$ 50.00 + reissue rate
**Does not include any recording fees.*

Construction Hold-Open Report

Construction Commitment (Hold-Open)\$200.00
**Fee includes initial Commitment and two updates. Updates are good for 120/180 days. An additional fee of \$50.00 will be incurred for every extra update requested. Applicable insurance rate upon request by Lender for end loan.*

Additional Report Fees

Informational or Owner & Encumbrances Report.....\$200.00
 Additional Legal Description.....\$100.00
Foreclosure Report.....\$250.00
 Additional Legal Description.....\$100.00
Platting Commitment – Residential\$300.00
Platting Commitment – Commercial\$500.00
Cancellation Fee.....\$150.00
Specialized Reports.....\$300.00+\$0.50/pg
Multi-Tracts\$225.00
**Charged with owners or lenders policy when search contains more than one chain of title.*

Additional Document Preparation

Deed (Fee per Legal) (*When not included in closing*)\$200.00
 Additional legals (each)\$100.00
Power of Attorney (Limited) for Buyer\$125.00
Affidavits\$ 50.00
Assignments and Releases\$ 50.00
Escrow Holdback Agreement/Escrow\$150.00
Tax Escrow Agreement.....\$ 75.00
Mortgage Assumption.....\$500.00
Easements\$125.00

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Legal Department Documents (Contact Legal for Documents and Invoice)

Mortgages and Promissory Notes	\$250.00/hr
Contract for Deed/Option Agreements	\$750.00
1031 Exchange (Seller).....	\$1,200.00
Additional Legal Description.....	\$600.00
Reverse 1031 Exchange.....	\$5,000.00
Additional Legal Description.....	\$600.00
Mortgage Loan Modification.....	\$200.00

MISC

Wire Fee – Payoff.....	\$50.00
Wire Fee – Proceeds	\$25.00
UPS Overnight Label.....	\$50.00

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RATES EFFECTIVE JANUARY 1, 2022

<u>Amount</u>	<u>Owners</u>	<u>Mortgage</u>
1,000-15,000	\$185.00	\$165.00
15,001-20,000	\$210.00	\$185.00
20,001-25,000	\$235.00	\$205.00
25,001-30,000	\$255.00	\$223.00
30,001-35,000	\$275.00	\$241.00
35,001-40,000	\$295.00	\$259.00
40,001-45,000	\$315.00	\$277.00
45,001-50,000	\$335.00	\$295.00
50,001-55,000	\$352.00	\$306.00
55,001-60,000	\$369.00	\$317.00
60,001-65,000	\$386.00	\$328.00
65,001-70,000	\$403.00	\$339.00
70,001-75,000	\$420.00	\$350.00
75,001-80,000	\$437.00	\$361.00
80,001-85,000	\$454.00	\$372.00
85,001-90,000	\$471.00	\$383.00
90,001-95,000	\$488.00	\$394.00
95,001-100,000	\$505.00	\$405.00
100,001-105,000	\$516.00	\$416.00
105,001-110,000	\$527.00	\$427.00
110,001-115,000	\$538.00	\$438.00
115,001-120,000	\$549.00	\$449.00
120,001-125,000	\$560.00	\$460.00
125,001-130,000	\$571.00	\$471.00
130,001-135,000	\$582.00	\$482.00
135,001-140,000	\$593.00	\$493.00
140,001-145,000	\$604.00	\$504.00
145,001-150,000	\$615.00	\$515.00
150,001-155,000	\$626.00	\$525.00
155,001-160,000	\$637.00	\$535.00
160,001-165,000	\$648.00	\$545.00
165,001-170,000	\$659.00	\$555.00
170,001-175,000	\$670.00	\$565.00
175,001-180,000	\$681.00	\$575.00
180,001-185,000	\$692.00	\$585.00
185,001-190,000	\$703.00	\$595.00
190,001-195,000	\$714.00	\$605.00
195,001-200,000	\$725.00	\$615.00
200,001-205,000	\$736.00	\$625.00

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<u>Amount</u>	<u>Owners</u>	<u>Mortgage</u>
205,001-210,000	\$747.00	\$635.00
210,001-215,000	\$758.00	\$645.00
215,001-220,000	\$769.00	\$655.00
220,001-225,000	\$780.00	\$665.00
225,001-230,000	\$791.00	\$675.00
230,001-235,000	\$802.00	\$685.00
235,001-240,000	\$813.00	\$695.00
240,001-245,000	\$824.00	\$705.00
245,001-250,000	\$835.00	\$715.00
250,001-255,000	\$846.00	\$724.00
255,001-260,000	\$857.00	\$733.00
260,001-265,000	\$868.00	\$742.00
265,001-270,000	\$879.00	\$751.00
270,001-275,000	\$890.00	\$760.00
275,001-280,000	\$901.00	\$769.00
280,001-285,000	\$912.00	\$778.00
285,001-290,000	\$923.00	\$787.00
290,001-295,000	\$934.00	\$796.00
295,001-300,000	\$945.00	\$805.00
300,001-305,000	\$956.00	\$815.00
305,001-310,000	\$967.00	\$825.00
310,001-315,000	\$978.00	\$835.00
315,001-320,000	\$989.00	\$845.00
320,001-325,000	\$1,000.00	\$855.00
325,001-330,000	\$1,011.00	\$865.00
330,001-335,000	\$1,022.00	\$875.00
335,001-340,000	\$1,033.00	\$885.00
340,001-345,000	\$1,044.00	\$895.00
345,001-350,000	\$1,055.00	\$905.00
350,001-355,000	\$1,065.00	\$914.00
355,001-360,000	\$1,075.00	\$923.00
360,001-365,000	\$1,085.00	\$932.00
365,001-370,000	\$1,095.00	\$941.00
370,000-375,000	\$1,105.00	\$950.00
375,001-380,000	\$1,115.00	\$959.00
380,001-385,000	\$1,125.00	\$968.00
385,001-390,000	\$1,135.00	\$977.00
390,001-395,000	\$1,145.00	\$986.00
395,001-400,000	\$1,155.00	\$995.00

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**The following rates and charges apply only to policies over \$400,000.00. They
do not apply to policies \$400,000.00 and under**

Owner's

Over \$400,000.00increase by \$2.25 for every \$1,000.00 over

Over \$1,000,000.00increase by \$2.30 for every \$1,000.00 over

Lender's

Over \$400,000.00increase by \$2.00 for every \$1,000.00 over

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