

Historic Title Inc.

REAL ESTATE SETTLEMENT AND ESCROW SERVICES
521-E EAST MARKET STREET
LEESBURG, VA 20176
PHONE (703) 777-9771 / FAX (703) 777-9764

CLOSING FEES

PURCHASER:

SETTLEMENT FEE (Includes settlement, title abstract, title exam, binder, delivery and wire fees) (ADD \$150.00 FOR A SIMULTANEOUS SECOND TRUST)	\$420.00
SURVEY (IF APPLICABLE, ESTIMATE ONLY*)	\$300.00
RECORDING FOR THE DEED OF TRUST	\$46.00
RECORDING FEE FOR DEED	\$33.00
TAX STAMPS (CLERK'S FEE)	\$3.34 per \$1,000 of the loan amount
TAX STAMPS (CLERK'S FEE)	\$3.34 per \$1,000 of the greater of sale price or assessed value
TITLE INSURANCE (LENDER).....	\$2.90 PER \$1,000 OF LOAN AMOUNT UP TO \$250,000.00, \$2.70 PER \$1,000 OF LOAN AMOUNT OVER \$250,000.00 UP TO \$500,000.00, \$2.40 PER \$1,000 OF LOAN AMOUNT OVER \$500,000.00 UP TO \$1,000,000.00.
TITLE INSURANCE (LENDER, **EAGLE POLICY)	\$3.48 PER \$1,000 OF LOAN AMOUNT UP TO \$250,000.00, \$3.24 PER \$1,000 OF LOAN AMOUNT OVER \$250,000.00 UP TO \$500,000.00, \$2.88 PER \$1,000 OF LOAN AMOUNT OVER \$500,000.00 UP TO \$1,000,000.00.
TITLE INSURANCE (OWNER).....	\$3.90 PER \$1,000 OF SALES PRICE UP TO \$250,000.00, \$3.70 PER \$1,000 OF SALES PRICE OVER \$250,000.00 UP TO \$500,000.00, \$3.40 PER \$1,000 OF SALES PRICE OVER \$500,000.00 UP TO \$1,000,000.00.
TITLE INSURANCE (OWNER, **EAGLE POLICY).....	\$4.68 PER \$1,000 OF SALES PRICE UP TO \$250,000.00, \$4.44 PER \$1,000 OF SALES PRICE OVER \$250,000.00 UP TO \$500,000.00, \$4.08 PER \$1,000 OF SALES PRICE OVER \$500,000.00 UP TO \$1,000,000.00.

If Owner's & Loan policies are purchased together, the premium is based on Owner's rates with a \$150.00 simultaneous premium for the loan coverage, up to the sale price.

SELLER:

SETTLEMENT FEE (Includes settlement, release procurement, delivery and wire fees).....	\$395.00
DEED PREPARATION	\$75.00
TERMITE (ESTIMATE*)	\$50.00
GRANTORS TAX (RECORDING FEE).....	\$1.00 per \$1,000 of the greater of sale price or assessed value
RELEASE FEE (RECORDING FEE).....	\$31.00 for each payoff

REFINANCE:

SETTLEMENT FEE (Includes settlement, title abstract, title exam, binder, release procurement, delivery and wire fees) (ADD \$150.00 FOR A SIMULTANEOUS SECOND TRUST).....	\$645.00
TERMITE (IF APPLICABLE, ESTIMATE*)	\$50.00
SURVEY (IF APPLICABLE, ESTIMATE*).....	\$300.00
RECORDING FEE FOR THE DEED OF TRUST	\$46.00
RELEASE FEE (RECORDING FEE).....	\$31.00
TAX STAMPS (CLERK'S FEE)	\$3.34 PER \$1,000 OF LOAN AMOUNT
TITLE INSURANCE (LENDER***)	SEE ABOVE.
TITLE INSURANCE (LENDER***) EAGLE POLICY)	SEE ABOVE.

**The actual costs may vary, these are estimates.*

***The Eagle Title Insurance Policy is a highly recommended policy. It has a broader scope of coverage than the standard ALTA Policy. The Eagle Policy is the default policy, however, the standard ALTA Policy is still available upon request.*

****If your owner's title insurance policy is less than 10 years old you'll receive a 30% discount.*