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FEE SCHEDULE
RESIDENTIAL REAL ESTATE

SETTLEMENT FEE for *Wake County* Properties:

\$600	Cash Purchase Closing
\$850	Loan Purchase Closing
\$700	Refinance Closing

ADDITIONS: our Settlement Fee includes title work and settlement, but special circumstances may require additional expense. Please consider whether the below circumstances apply to your transaction.

<i>\$50</i>	<i>Property in an adjacent county; please ask about other counties</i>
<i>\$75</i>	<i>POA closing, 1031 exchange closing, or additional deed prep.</i>
<i>\$100</i>	<i>Rush fee (closing requested within 20 days, or rush requested)</i>
<i>\$125</i>	<i>FSBO, new construction, relocation company, mailaway closing</i>
<i>\$200</i>	<i>Estate or foreclosure file in title search</i>
<i>\$250</i>	<i>Simultaneous second loan, subordination preparation</i>

TITLE INSURANCE COSTS (paid to title insurance company):

Title Insurance Rates are state-regulated and can be calculated online.
See our website for reference: <http://www.shedorlawfirm.com/>

RECORDING COSTS (paid to Register of Deeds):

\$26	Deed
Calculate	Deed of Trust (depends on the page count)
	Calculation: \$64 + \$4 for each page after the 35th
\$26	POA, other, etc.

Note: each recorded document will require an additional \$4.50 third-party electronic recording fee.

SELLER CHARGES for Closings:

\$150	Deed Preparation (includes Lien Waiver, POA, 1099, etc.)
\$50	Lien Release and Payoff Handling – per lien (includes payoff wiring costs)
\$50	Wire Fee – per outgoing wire requested

NON-SETTLEMENT FEES:

TITLE SEARCH FEE (without closing) for *Wake County* Properties:

\$225 Title Search Only

ADDITIONS: Add \$50 for adjacent counties. Please contact us for transactions outside of these counties. If the title search requires a review of an Estate or Foreclosure File, we will require an additional \$200. If you end up closing on the property, the total Search fee is credited towards Settlement.

DOCUMENT DRAFTING FEE (without closing):

\$250	Offer to Purchase and Contract drafting for buyer (includes 1-hour consultation)
\$400	Offer to Purchase and Contract drafting for seller (includes 1-hour consultation and Seller Doc Preparation)
\$200	Seller Doc Preparation (Deed, Lien Waiver, POA, etc.) <i>for closing elsewhere</i>
\$300	Seller Doc Preparation (Deed, Lien Waiver, POA, etc.) <i>for closing elsewhere</i> , plus closing statement review
\$150	Simple deed drafting and recording