



Pete Shedor, Managing Attorney
David I. Williams, Associate Attorney

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 within 14 days, or rush requested)</i>
<i>\$125</i>	<i>FSBO, mailaway closing; sold by builder, relo. company, or govt. entity</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
\$64	Deed of Trust (unless over 35 pages long)
\$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 (optional)

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):

\$150 Deed preparation and recording
\$250 Offer to Purchase and Contract preparation for buyer
 (includes 1-hour consultation)
\$400 Offer to Purchase and Contract preparation for seller
 (includes 1-hour consultation and Seller Doc Preparation)
\$200 Seller Doc Preparation *for closing elsewhere*
 (Includes: Deed, Lien Waiver, POA, etc.)
\$300 Seller Representation *for closing elsewhere*
 (Includes: Seller Doc Preparation and closing statement review)
\$175 Free-Trader Agreement preparation and recording

ESCROW FEES

\$50 Annual Escrow Maintenance Fee, which is charged against any funds held in escrow and not ready to be disbursed. (EMD held for a closing is excepted, as long as the closing occurs as scheduled.)
\$200 Annual Escrow Maintenance Fee, if a party whose agreement is necessary to make a disbursement has failed to provide a status update to Shedor Law Firm, PLLC.