



Settlement Group, L.C.

PURCHASE (Residential)
Estimated Title Service Expenses

<u>TITLE SERVICES</u>	<u>PAYABLE BY</u> <u>PURCHASER</u>	<u>PAYABLE BY</u> <u>SELLER</u>
Settlement Fees (Payable to MBH)	\$ 595.00 ¹	\$ 595.00 ²
Fee for Deed Preparation (Payable to Law Firm)		150.00-195.00 ³
Fee for Title Insurance Commitment (Payable to Title Insurance Agency)	125.00	
Lien Release Fee (per payoff) (Payable to MBH)		\$ 150.00 ⁴
Abstract or Title Search Fee (Payable to Abstractor)	120.00 ⁵	
Closing Protection Letter Fee (Payable to Title Underwriter)	20.00	
Title Insurance Premium – Enhanced Coverage (per \$1,000) [See schedule below] (Payable to Title Insurance Agency and/or Title Underwriter) ⁶		
Up to \$250,000	4.90	
\$250,001 to \$500,000	4.65	
\$500,001 to \$1,000,000	4.25	
\$1,000,001 to \$2,500,000	2.85	
Minimum Premium	\$ 240.00	

Fredericksburg
540-373-1300

Manassas
703-393-0333

Gainesville
703-468-2020

Shenandoah
540-878-4210

Lake Ridge
703-492-7900

Stafford
540-658-0992

Warrenton
540-349-7990

¹ Additional fees apply if secondary financing is obtained and/or additional delivery fees are incurred.
² Additional fees apply for Short Sale transactions.
³ Fee for Complex Deed Preparation (i.e., trusts or estate) may exceed quoted amount. If needed, the law firm can also prepare a power of attorney on your behalf for a charge of \$95.00.
⁴ Includes payoff and release of one mortgage. An additional fee of \$150.00 will be collected for each additional payoff and/or release.
⁵ Costs may vary depending on property location and other variables.
⁶ The rate for any Lender's title insurance policy issued simultaneously with the Owner's policy is \$150. Endorsement fees apply for the ALTA 3 series and the ALTA 14 and higher series.