



HARRY MARSH LAW

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2021 FEE SCHEDULE

Harry Marsh Law is one of the few firms still doing its own title searches: allowing him to turn title in 2 days rather than other firms that take two weeks. Additionally, all title updates and recording are done electronically. This drastically reduces last-minute delays encountered at other firms. There is no extra charge for electronic recording, updating and priority title searches.

I. Purchase/Refinance:

Attorney's Fee includes the following:

1. Closing Fee	\$525
2. Title Search	\$250
3. Admin fees (wire, copy, courier, FedEx etc)	\$150
4. Final Title Fee	\$125
5. Second Loan in conjunction with First Loan**	\$250

Title Insurance premium based on purchase price. Basic premium is \$2.00 per \$1,000.00 of coverage.

II. Cash Purchase:

1. Closing Fee	\$450
2. Title Search	\$250
3. Final Title Fee	\$125
4. Admin fees (wire, copy, courier, FedEx etc)	\$150

Title Insurance premium based on purchase price. Basic premium is \$2.00 per \$1,000.00 of coverage.

III. Other Possible Charges

** Union County properties will incur an additional \$100 title search fee.*

Power of Attorney, Free Trader Agreement, 'mail away' fees \$150

Seller Fiduciary Fee (ordering payoffs, requesting prior title, disbursing seller funds, doc retention) \$170

Seller's Closing Fee* (includes document prep, admin fees, ordering of HOA/Payoff up to 2 signatories) \$300/\$425
no payoff/ 1 payoff

Additional heirs/sellers \$50 per signatory ***\$300 fee if you cannot provide a prior title policy

Mortgage/Judgment Cancellation Fee (Per lien) \$50

Seller Proceeds Handling (wire transfer or FedEx) \$25

REO/Relocation Property Fee \$300

(Additional charge to buyers for REO/Relocation closings)

Coordination Fee with Seller's Attorney \$150

**Only applicable if seller elects to use another attorney for document prep.*

Unrepresented Buyer/Seller Fee \$300

**Applies to clients not working with a Real Estate Agent*

Land Trust Documents \$300

Subject To Fee \$500

Loan Doc Prep Fee \$300

Mobile Home Fee \$675

Recording Fees: Deed: \$26 Deed of Trust: \$64 Power of Attorney: \$26 Memorandum: \$26

No two closings are ever the same and additional fees may apply. The above outlined fees are the most common fees assessed with a standard real estate transaction. Through the course of 1000s of closings, we have never charged by the hour. However, the rare file has dozens of heirs or multiple estate files and requires far more energy than most. The following curative fees may apply.

Level 1: Freddy Krueger Level: 1-8 hours Extra work: \$500

Level 2: Jason Voorhees Level: 8-16 hours Extra work: \$1,000

Level 3: _____ Level: NOTHING is scarier: TBD

****Second loan fee applies to all second loans that require a separate closing statement. This includes NCHFA loans.**