



# HARRY MARSH LAW

10550 Independence Pointe Pkwy, Ste 302 | Matthews, NC 28105

P: 704-956-7465 | F: 866-535-8589 | Closings@HarryMarshLaw.com

## Buyers 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 2 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. A Cancellation Fee of \$250 is charged if a contract is cancelled after Title search has started.

### I. Purchase / Refinance

*Attorney's Fee includes:*

1. Closing Fee	\$525
2. Titles Search and Final Title Fee	\$375
3. Admin Fees( wire, copy, courier, Fedexetc)	\$150
4. Second Loan In conjunction with First Loan**	\$250

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

Title Insurance Premium based on purchase price. Basic premium is \$2.00 per \$1,000 of coverage.

### II. Cash Purchase

1. Closing Fee	\$450
2. Title Search and Final Title Fee	\$375
3. Admin Fees (wire, copy, courier, FedEx etc)	\$150

Title Insurance Premium based on purchase price. Basic premium is \$2.00 per \$1,000 of coverage.

### III. Other Possible Charges

1. Outer County Search Fee	\$100
2. Power of Attorney, Free Trader Agreement, Mail Away Fees	\$150
3. Mortgage/Judgement Cancellation Fee (per lien)	\$50
4. REO/ Relocation Property Fee	\$300
5. Unrepresented Buyer/ Seller Fee(clients with no Realtor)	\$300
6. Land Trust documents	\$300
7. Subject To Fee	\$500
8. Loan Doc Prep Fee	\$300
9. Mobile Home Fee	\$675
10. Recording Fees	
Deed	\$26
Deed Of Trust	\$64
Power of Attorney	\$26



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## Seller Fee Schedule

**\*\*\*Fees subject to Situation\*\*\***

No two closings are the same and additional fees may apply. The below outlined fees are the most common fees assessed with a standard real estate transaction.

- |   |                         |
|---|-------------------------|
| 1. Closing Fee* ( includes Admin Fees , ordering HOA/Payoffs up to 2 signatories) | <u>No Payoff-</u> \$300 |
|   | <u>Payoff-</u> \$425    |
| 2. No Prior Policy Fee(Please provide Prior Title Policy )                        | \$300                   |
| 3. Document Prep  | \$350                   |
| 4. Additional Heirs/sellers Signatory Fee   | \$50                    |
| 5. Seller Proceeds Administration(Wire Transfer or Fedex)                         | \$25                    |
| 6. Seller Attorney Coordination Fee   | \$150                   |
| (Only applicable if seller elects to use another attorney for document prep)      |                         |
| 7. City/ County Tax Stamps( to Register of Deeds)                                 |                         |
| (Purchase price divided by 500= Fee)  |                         |

Through 1000s of closings, we have never charged per the hour. However, the rare closing has dozens of heirs or multiple estate files and requires far more energy than most. The following curative fees may apply:

Level 1: 1-8 hours Extra Work	\$500
Level 2: 8-16 hours Extra work	\$1000
Level 3: 16 or more hours of Extra Work	TBD