



## ASK US HOW TO CLOSE FROM HOME BY REMOTE ONLINE NOTARIZATION

**Matthews:** 1320 Matthews-Mint Hill Road, Matthews, NC 28105

**Gastonia:** 609 Neal Hawkins Road, Gastonia, NC 28056

**South Charlotte:** 7300 Carmel Executive Park Dr. #115, Charlotte, NC 28226

**Huntersville:** 16805 Northcross Dr. #100, Huntersville, NC 28078

**Phone#:** 704-743-6387 | **Text#:** 704-389-2639 | **Fax#:** 866-535-8589

**Email:** Closings@HarryMarshLaw.com | [www.HarryMarshLaw.com](http://www.HarryMarshLaw.com)

## Buyer 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.**

### Financed Purchase/Refinance

1.	Closing Fee	\$525
2.	Title Search and Final Title Fee	\$375
3.	Admin fees	\$150
4.	2 <sup>nd</sup> 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.**

### Cash Purchase

1.	Closing Fee	\$450
2.	Title Search and Final Title Fee	\$375
3.	Admin fees	\$150

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

### Other Possible Charges

1.	Outer county search	\$100
2.	Power of Attorney, Free Trader, Mailaway Fees	\$150
3.	REO/Relocation property fee	\$300
4.	Unrepresented buyer/seller Fee	\$300
5.	Land trust document prep	\$300
6.	Subject-to Mortgage Paperwork	\$500
7.	Loan document prep fee	\$300
8.	Mobile Home Fee	\$675
9.	Recording fees	

Deed: \$26, Deed of Trust: \$64, Affidavits, POAs: \$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.	No Prior Policy Fee(Please provide Prior Title Policy )	\$300
2.	Document Prep	\$350
3.	Fiduciary Fee	\$170
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)	

Calculated: Purchase Price divided by \$500 = Amount you will pay

**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

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## Seller Proceeds Disclaimer

Due to the high levels of internet crime and wire fraud, we have partnered with CERTIFID for sending out wire proceeds. CERTIFID is a 2<sup>nd</sup> level review system to detect for potential fraud and verify your identity. This system has been put in place to protect your funds. This process may take up to 24-48 hours and funds will not be wired prior to satisfactory verification of identity and approval through the CERTIFID system. If you do not want to wait for 24-48 hours after closing for funds, please opt to receive a check after closing. We will collect your choices for disbursement at closing. If you do opt for a wire transfer, please make sure to bring your account information with you to closing.

