

UNIFIED PRICING LIST – NEW YORK TRANSACTIONS

DEPARTMENTAL/MUNICIPAL SEARCHES

DESCRIPTION	PRICE	COMMENTS
Air Resource	\$75.00	
Certificate of Occupancy - NYC	\$240.00	
Certificate of Occupancy – Other Counties	\$240.00	Plus pass through municipal fees
Emergency Repairs	\$50.00	
Fire Search	\$50.00	
Flood Search	\$95.00	
Fuel Permit/Oil Burner	\$65.00	
Health Department	\$65.00	
Highway Department	\$75.00	
Housing and Building	\$155.00	
Landmark Search - NYC	\$100.00	
Open Permit Search – NYC	\$50.00	
Sewer Search	\$90.00	
Street Report	\$55.00	
Zoning Search	\$100.00	

DOCUMENT PREPARATION FEE

DESCRIPTION	PRICE	COMMENTS
ACRIS E Tax Forms – NYC	\$200.00	
- Westchester	\$150.00	
- Other Counties	\$100.00	
Map Abandonment Preparation	\$1200.00	
Map Filing/Certification	\$500.00	
Street Abandonment	\$1200.00	Plus \$200.00 for each chain over 2
Street Dedication	\$1200.00	
Tax Lien Redemption	\$500.00	Nassau & Suffolk
Zoning Lot Certification Ownership Statement	\$750.00	Single Lot – Exhibits 1 & 3 (LandStar on prior title)

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TITLE SERVICES

DESCRIPTION	PRICE	COMMENTS
Articles of Organization	\$150.00	
Bankruptcy Search	\$28.00 (per name)	
Patriot Search	\$28.00 (per name)	
Certificate of Good Standing	\$150.00	
Certificate of Incorporation	\$150.00	
Certified Copies	\$50.00 per document	Plus county charge per page
Certificate of Title (no insurance)	\$750.00 \$1200.00	Residential (Single Lot) Commercial (Single Lot)
Copies (no insurance)	\$50.00	Plus \$4.00 per page
Continuation Search (1 year)	\$195.00	\$50.00 – each additional year (Single Lot)
Re-Contin Fee	\$75.00	
Construction Loan Contins	\$200.00	Per contin after 5 (Single Lot)
Condo Declaration (copy)	\$75.00	(including amendments)
Sidewalk Violation (copy)	\$55.00	
C&R and Easement Search	\$595.00	
Deed Chain – 40 Years	\$595.00	(Single Lot)
Extra Chain Charge	\$200.00	(Per Lot)
Flood Search	\$95.00	(Commercial)
Insured Foreclosure Search (Mechanics Lien, Mortgage or Common Charge)	\$500.00	Extra Chain - \$200.00 per lot
Judgments & Liens v. Name only (no mortgages)	\$100.00	Judgment, FTL, Bankruptcy
Co-Op Search	\$450.00	Uninsured or UCC Plus
Last Owner Search	\$250.00	
Last Deed Search	\$95.00	
Last Owner, Judgments, Liens w/Mortgages (Attorney Search)	\$695.00	Includes Mechanic's Liens, Lis Pendens, Hospital Liens, FTL, Judgments & UCC's
Litigation Search	\$160.00	Per name per jurisdiction
Tax Search	\$75.00	Uninsured transaction
Franchise Tax Status	\$75.00	
Partition Search	\$750.00	(Per Lot)
Single and Separate Search (Variance)	\$1200.00	(Single Lot) \$200.00 each additional lot
Street Search (Ownership)	\$3000.00	Up to 5 lots - \$400.00 each additional lot
Surrogate Search	\$195.00	Uninsured transaction

TITLE SERVICES – CONTINUED

DESCRIPTION	PRICE	COMMENTS
UCC Searches (State or County)	\$95.00	(Per Jurisdiction)
Survey Locate Fee	\$75.00	
Survey Inspection	\$150.00	
Escrow Service Fee	\$50.00 per escrow	
Satisfaction Tracking (reQuire)	\$45.00 per sat	
Overnight Fee	\$40.00	
Document Return Fee	\$20.00	

TITLE AND CLOSING SERVICES

DESCRIPTION	PRICE	COMMENTS
Escrow Closing Fee	\$250.00	(for each side)
Pick-Up or Facilitation Fee	\$250.00	(for each mortgage paid off)
Extended Closings	\$100.00 per hour	(beyond 2 hours)
After Hours Closings	\$100.00	Monday – Friday (after 5PM)
	\$100.00	Weekends and Holidays
Title Closer Second Appearance Fee	\$75.00	Refinance Transactions
Adjournment Re-Contn Fee	\$75.00	
Wiring Fee	\$275.00 \$250.00	Funding Downpayment & Escrow

RECORDING AND FILING SERVICES

DESCRIPTION	PRICE	COMMENTS
Recording Service Fee	\$25.00 \$150.00	Per document – insured residential Per document – all others
Recording UCC's - Accommodation	\$100.00	All Counties – Plus Government Filing Fees
Recording – Accommodation (NY)	\$150.00	Service fee per document plus government recording charges
Recording – Accommodation (outside New York State)	\$150.00	Service fee per document plus government recording charges