



Title & Escrow Closing Costs

TITLE FEES

COST	CHARGED BY	DESCRIPTION
Lender's Title Policy	Title	Title policy issued to lender to cover the amount of the loan. Based on the loan amount unless it is a negative amortization loan.
Document Transfer Tax	County	Fee charged on all properties that transfer title-based on sales price.
Electronic Recording (Shipping & Handling)	County	Charged to file for electronically recording documents.
Federal Express	Federal Express	Charged to file for delivery of all time sensitive documents/monies.
Lenders Endorsement	Title	Charged for endorsements required by lender to cover "outside the normal" risk circumstances.
Messenger	Messenger Service	Charged to file to Special Messenger documents during the course of escrow. Fee varies with distance
Owners Title Policy	Title	Fee to issue a title policy. Calculated using the sales price. May be reduced if home was purchased or refinanced in the last 5 years. Insures that the title is free and clear at the time of transfer.
Record Grant Deed	County	Charged to file for recording the Grant Deed.
Record Release/ Reconveyance	County	Charged to file for recording the release/reconveyance.
Record Trust Deed	County	Charged to file for recording Trust Deeds.
Sub-Escrow Fee	Title; split between buyer and seller	Fee to administer the pay-off of loans or property taxes of the seller and collection of funds from the new lender.
Title/Wire Fee	Banking Institution	Charged to file for wiring funds to escrow, seller, lenders, etc.

ESCROW FEES

COST	CHARGED BY	DESCRIPTION
Demand Fee	Escrow to Seller	Charged for requesting a statement and processing involved in getting a pay-off figure to escrow on the outstanding amount of the current loan. One demand fee per loan.
Document Fee	Escrow	Cover the expense for drawing legal documents for official records.
Escrow Fee	Escrow; to Buyer and Seller	Covers liability assumed as well as standard processing costs.
Process HOA Documents & Transfer Fee	Escrow; to Buyer and Seller	Fee for processing required to assign membership for HOA and copying all governing documents.

