

Community Escrow & Title Co.

405-780-7196 – 623 S. Lewis St., Stillwater, OK 74074 –www.communityescrow.com

FEE SCHEDULE (May 2024)

Closing Fee – Residential – Buyer/Seller	\$175.00/\$175.00
Closing Fee – Refinance	\$350.00
Closing Fee – 2 nd loan (same transaction)	\$150.00
Closing Fee – Commercial Properties	\$500.00 minimum
Courtesy Closing	\$150.00
Mobile Home Processing Fee - Buyer/Seller	\$75.00/\$75.00
Attorney Title Opinion/With Final Opinion	\$300.00/\$335.00
Pre-Closing Gap Check – Buyer/Seller	\$50.00/\$50.00
UCC Search	\$75.00
Identification Verification/Fraud Protection (Closing Lock)	\$40.00 per closing
Express Mail – Domestic (per item shipped)	\$25.00
Incoming Wire Fee	\$15.00
Outgoing Wire Fee	\$30.00
Document Prep Fee	\$25.00
Title Insurance Rates	See our Title Insurance rate chart
Final Title Report for Title Insurance (Payne County)	\$200.00
Residential Contract preparation	\$500.00
Private Loan Document preparation	\$500.00
Mobile Notary Fee (in addition to closing fee)	Call for quote
Title Curative Affidavits/Deeds	beginning at \$75.00
Title Curative Actions and Research	\$30 per hour
Certificate Of No Construction (& travel fee outside of Stillwater)	\$100.00
Cancellation Fee (Buyer/Seller)	\$50.00/\$50.00 & invoices
Title Report Within Payne Co./*With Final	\$150.00 /*\$175.00
Out Of County Title Report/*With Final	\$175.00 /*\$200.00
Recording Fees per document	\$18.00 1 st page \$2.00 each additional page
Transfer Taxes: Mortgage Tax: If mortgage maturity is:	
more than 5 years	\$0.10 per \$100.00
more than 4 years, but less than 5 years	\$0.08 per \$100.00
more than 3 years, but less than 4 years	\$0.06 per \$100.00
more than 2 years, but less than 3 years	\$0.04 per \$100.00
less than 2 years	\$0.02 per \$100.00
Mortgage Tax Certificate Fee (per mortgage)	\$5.00
Documentary Stamps	\$.75 per \$500 of purchase price

Title Insurance Rates - Residential (May 2024)

<u>Policy Amount</u>	<u>Rate</u>	<u>Policy Amount</u>	<u>Rate</u>
\$100,000	\$474	\$205,000	\$734
\$105,000	\$490	\$210,000	\$744
\$110,000	\$504	\$215,000	\$754
\$115,000	\$519	\$220,000	\$764
\$120,000	\$534	\$225,000	\$774
\$125,000	\$549	\$230,000	\$784
\$130,000	\$565	\$235,000	\$794
\$135,000	\$580	\$240,000	\$804
\$140,000	\$594	\$245,000	\$814
\$145,000	\$608	\$250,000	\$824
\$150,000	\$624	\$255,000	\$834
\$155,000	\$634	\$260,000	\$844
\$160,000	\$644	\$265,000	\$854
\$165,000	\$654	\$270,000	\$864
\$170,000	\$664	\$275,000	\$874
\$175,000	\$674	\$280,000	\$884
\$180,000	\$684	\$285,000	\$894
\$185,000	\$694	\$290,000	\$904
\$190,000	\$704	\$295,000	\$914
\$195,000	\$714	\$300,000	\$924
\$200,000	\$724		

For Policies in excess of \$300,000 - add \$2.00 per Thousand

Simultaneous issuance rate \$100.00 for residential properties.
Simultaneous issuance rate \$200.00 for commercial properties.

Common Residential Policy Endorsements:

ALTA Endorsement 8.1 (Environmental Protection Lien)	included in premium
ALTA Endorsement 5 or 5.1 (Planned Unit Development)	\$100
ALTA Endorsement 7 (Manufactured Housing Unit)	\$300
ALTA Endorsement 9 (Comprehensive Oklahoma Modified)	\$100
ALTA Endorsement 28 (Easement) or 34 (Identified Risk Coverage)	\$100
Other endorsements available, pricing upon request.	

For other closing costs, see our Fee Schedule