

VARESS, L.L.C. SETTLEMENT CLOSING FEES

BUYER'S CLOSING FEES

VARESS, L.L.C. FEES:

Settlement Fee:	\$225.00
Document Prep Fee:	\$ 50.00
Loan Package/Overnight Fee:	\$ 20.00

FOR 2nd MORTGAGE or EQUITY LINE:

You will incur additional Settlement Fee, Document Prep Fee, Recording Fee, Title Fees & Overnight Fee	Up to \$150
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TITLE INSURANCE:

The Lender will require a Title Policy for the Lender. When the Lender Policy is issued simultaneously with your Owners Title Insurance, the Lender's Policy's cost is only \$50.00.

[Call for Quote on Owner's Title Policy cost based on the Sales Price.]

[Equity Line/2nds can require additional policies].

Title Search Fee:	\$ 65 & Up
Title Underwriting & Binder Fee:	\$ 75.00
[There is no mark up on the "search" and "underwriting" fees, you pay exactly what we are charged]	

RECORDING FEES:

Recording Fee: [depending on location]	\$ 55 & Up
Record the Deed Fee:	\$ 33.00
Henrico/Chesterfield Deed Recording Cover Sheet:	\$ 15.00
State Recording Fee for Deed:	
Sales Price divided by 100= "Recordation Tax Units"	
"RTU" x \$.25 = State Recording Fee	\$ _____
County/City Recording Fee for Deed :	
Sales Price divided by 100= "Recordation Tax Units"	
"RTU" x \$.0833 = County/City Recording Fee	\$ _____
Record the Deed of Trust Mortgage Fee:	\$ 45.00
Henrico/Chesterfield Deed of Trust Recording Cover	\$ 15.00

[There may be 2 sets of recording fees, if there is a 2nd Mortgage or Equity Line]

State Recording Fee for Mortgage:	
Sales Price divided by 100= "Recordation Tax Units"	
"RTU" x \$.25 = State Recording Fee	\$ _____
County/City Recording Fee for Mortgage:	
Sales Price divided by 100= "Recordation Tax Units"	
"RTU" x \$.0.833 = County/City Recording Fee	\$ _____

OTHER EXPENSES:

SURVEY: [without acreage]	\$260 & Up
[Survey required for "New Construction" and "Enhanced Title Policy"]	
HOME WARRANTY:	\$300 & Up

SELLER'S CLOSING FEES:

[Deed Services Provided by Edward E. Berling, Attorney-At-Law]

DEED PREPARATION FEES

Attorney's Review of Deed & HUD-1	\$150.00
Attorney's Document Prep	\$100.00
Local Deed Delivery Courier Fee: [Overnight Fee to Seller & Back for Signature & Notary: \$50]	\$ 25.00

OTHER Possible Charges to the Seller on the HUD-1 Settlement State:

Pay Off of 1 st Mortgage	\$ _____
Pay Off of 2 nd Mortgage or Equity Line [must be closed out at settlement]	\$ _____
Proration of Taxes	\$ _____
GRANTOR'S TAX [0.1% of Sales Price]:	\$ _____
Release of Existing Mortgage Deed of Trust	\$ 31.00 ea.
Record Certificate of Satisfaction for Deed of Trust :	\$ 50.00 ea
Release of Existing Equity Line:	\$ 31.00 ea
Record Certificate of Satisfaction for Equity Line:	\$ 50.00 ea
Recording Covers Sheets	Up to \$25ea.

OTHER EXPENSES:

SELLER PAID Closing Cost:	\$ _____
Termite Inspection by LOYAL TERMITE	\$ 60.00
Well & Septic Inspection by C&E MECHANICAL	\$ _____
HOME WARRANTY	\$300 & Up

POSSIBLE SELLER CREDITS:

Proration of Fuel Oil or Propane left in the Tank	\$ _____
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All Charges Subject to Change without Notice

