

## File Charges

**\*These items are all taxable; if transaction is insured the sales tax rate is based on closing location, if transaction is not insured sales tax rate is based on location of applicant.**

**\*\*These are taxable only on transactions that will not be insured.**

**\*\*\*price is for 1 block & lot and may be subject to Additional and/or Extra Chain/Tax Search charges**

*Certificate of Title/Fee & Foreclosure	\$600 (includes 1 tax search & 1bankruptcy fee) ***
*C&R Search	\$250
*Last Owner/Deed Search	\$125 per parcel/lot
*Continuation Search	\$250 ***
*Attorney Search/ Last Owner, Open Mortgage & Lien Search	\$400 (includes 1 tax search and 1bankruptcy fee) ***
*Mechanic Lien w/ LP Search	\$250 plus \$10 per addt'l lot
*Municipals/Updated Municipals	see Municipal schedule
*Chain of Title	\$200 – 20 year \$250 – 40 year \$300 – 60 year
**Zoning Lot Certification	\$550 (includes 1 tax search) ***
**Extra Chain Charge & Title Updates	\$125 per lot (NYC & Nassau properties)
**Tax Searches/Updated Tax Searches	see Tax Search schedule
*Flood Search	\$50 per parcel/lot
*Bankruptcy	\$20 (per name)
*Patriot	\$20 (per name)
*Draper Letter	\$420
Settlement/disbursement fees:	
Insured transactions:	\$1500
Non-insured:	\$5000
Includes: Accom/escrow/disbursement only	
E-Tax/ACRIS Prep fee	\$200
Recording Service Fee	\$75
Escrow Service Fee	\$50 per escrow

## **\*MUNICIPALS & UPDATED MUNICIPALS:**

**(\*\*All charges are per parcel and per building on the parcel)**

Zone 1 - Commercial - \$380  
Residential - \$220\*

C of O	\$60*	Sidewalk	\$24
Housing Building	\$40*	Fuel	\$30
Emergency Repair	\$30*	Air	\$80
Fire	\$40*	Health	\$30
Highway	\$30*		
Street	\$20*		

Zone 2 - Commercial - \$500  
NYC Commercial - \$600 (includes ECB penalty search and ECB by address)  
Residential - \$300\*  
NYC Residential - \$400\* (includes ECB Penalty search and ECB by address)

ECB Penalty	\$50*	Sidewalk	\$50
C of O	\$50*	Fuel	\$50
Housing Building	\$50*	Air	\$50
Emergency Repair	\$50*	Health	\$50
Fire	\$50*	ECB by Address	\$50
Highway	\$50*		
Street	\$50*		

## **\*\*TAX SEARCHES & UPDATES:** (prices are based on Zone and County)

All Zone 1 and Albany, Columbia, Dutchess, Greene, Orange, Rensselaer, Sullivan & Ulster Counties - \$50

NYC Counties, Rockland, & Putnam - \$40

Suffolk & Nassau - \$36

Westchester - \$30