



Buyer's Fees – NC - Mecklenburg, Cabarrus, Rowan, Iredell, Catawba, Lincoln, Gaston, and Union Counties

Loan/Mortgage Transaction

Attorney's Fees: \$995 or \$1,120 Total

*If Attorney can tack to a Prior Title Policy for Title Search vs. must complete Full Title Search

INCLUDES: Preparation & Execution of Closing Disclosures, Coordinating with Lender & Homeowners Association (HOA), Banking Administration Fee, Title Search, Mailing Lender Package After Closing, and Recording Fees

BREAKDOWN:

- \$750 Settlement Fee
- \$175 Tacking Title Search or \$300 Full Title Search
- \$50 Mailing Lender Package After Closing
- \$10 Per Document E-Recording Fee (DOES NOT INCLUDE COUNTY FEES)

Cash Transaction

Attorney's Fees: \$785 or \$910 Total

*If Attorney can tack to a Prior Title Policy for Title Search vs. must complete Full Title Search

INCLUDES: Preparation & Execution of HUD, Coordinating with Homeowners Association (HOA), Banking Administration Fee, Title Search, and Recording Fees

BREAKDOWN:

- \$600 Settlement Fee
- \$175 Tacking or 300 Full Title Search
- \$10 Per Document E-Recording Fee (DOES NOT INCLUDE COUNTY FEES)

Refinance Fees – NC - Mecklenburg, Cabarrus, Rowan, Iredell, Catawba, Lincoln, Gaston, and Union Counties

Attorney's Fees: \$870 or \$995 Total

*Varies based on whether Attorney can tack to a Prior Title Policy for his/her Title Search or must complete a Full Title Search.

INCLUDES: Coordinating with the Lender, Preparation & Execution of Closing Disclosure or HUD, Mailing New Lender Package After Closing, Preparation & Execution of Current Loan Payoff Package, Banking Administration Fee (Proceeds, Payoff(s), Etc. Disbursement), and E-Recording Fee



BREAKDOWN:

- \$600 Settlement Fee
- \$175 Title Search Based on “Tacking” OR \$300 Full Title
- *Union County Title Search Fee is \$300
- \$50 Mailing New Lender Package After Closing
- \$10 Per Document E-Recording Fee (DOES NOT INCLUDE COUNTY FEES)
- \$35 Banking Administration Fee

Seller’s Fees – All Counties that We Serve, NC & SC

Attorney’s Fees: \$385 or \$520*

*Depending on how many Loans on the Property, and if from different Lenders

INCLUDES: Preparation & Execution of Deed, Lien Waiver, Marital Status Affidavit, Nonforeign Status Affidavit, and Fiduciary Duty of Accounting to Seller(s)

BREAKDOWN:

- \$350 Document Preparation Fee
- \$35 (For NO Loans) or \$170 (For ONE Loan) Fiduciary Duty of Accounting

INCLUDES: Ordering Loan Payoff Statement(s), Disbursing All Funds Related to Seller Side of Transaction, Verifying Satisfaction Has Been Filed for Each Deed of Trust on the Property after Closing

This Fee increases by \$135 for Each Loan on the Property from a Different Lender

If the Buyer does not use Bright Law, PLLC for Closing

- Seller Attorney’s Fees: \$520 Total

INCLUDES: Preparing Seller Closing Documents, Ordering Loan Payoff Statement(s), Ordering HOA Documentation, Coordinating with Buyer(s)’ Attorney, Overnighting Executed Documents to Buyer(s)’ Attorney, and Reviewing Seller Closing Disclosure Prepared by Buyer(s)’ Attorney

Buyer’s Fees – All Other Counties that We Serve, NC & SC

Loan/Mortgage Transaction

Attorney’s Fees: \$1,320 Total

INCLUDES: Preparation & Execution of Closing Disclosures, Coordinating with Lender & Homeowners Association (HOA), Banking Administration Fee, Title Search, Mailing Lender Package After Closing, and Recording Fees

BREAKDOWN:

- \$950 Settlement Fee
- \$300 Title Search
- \$50 Mailing Lender Package After Closing
- \$10 Per Document E-Recording Fee (DOES NOT INCLUDE COUNTY FEES)



Cash Transaction

Attorney's Fees: \$910 Total

INCLUDES: Preparation & Execution of HUD, Coordinating with Homeowners Association (HOA), Banking Administration Fee, Title Search, and Recording Fees

BREAKDOWN:

- \$600 Settlement Fee
- \$300 Title Search
- \$10 Per Document E-Recording Fee (DOES NOT INCLUDE COUNTY FEES)

Refinance Fees – All Other Counties that We Serve, NC & SC

Attorney's Fees: \$1,195 Total

INCLUDES: Coordinating with the Lender, Preparation & Execution of Closing Disclosure or HUD, Mailing New Lender Package After Closing, Preparation & Execution of Current Loan Payoff Package, Banking Administration Fee (Proceeds, Payoff(s), Etc. Disbursement), and E-Recording Fee

BREAKDOWN:

- \$800 Settlement Fee
- \$300 Title Search
- \$50 Mailing New Lender Package After Closing
- \$10 Per Document E-Recording Fee (DOES NOT INCLUDE COUNTY FEES)
- \$35 Banking Administration Fee

Additional Services (If Needed)

Mail Away with Remote Notary (SELLER) – \$150

Mail Away with Remote Notary (BUYER/BORROWER) (Does not apply to Cash Transactions) – \$200

Power of Attorney – INCLUDES: All Recording Fees: \$186.00

***NOTE: The POA must be executed prior to Closing and the original sent to our office for Recording

In limited circumstances, we reserve the right to bill at a rate of \$250/hour for additional work we deem to be non-standard

*****A Purchase Price of \$2 Million or higher will incur additional Attorney Fees***

Commercial Transactions – May be subject to additional charges beyond the rates listed above – any additional fees will be billed at market hourly rates.