

LOUDOUN COMMERCIAL TITLE, L.L.C.
SCHEDULE OF FEES-RESIDENTIAL TRANSACTIONS
(Effective January 1, 2009)

Please Note: Title insurance is a one time charge, and rates are based on the amount of insurance purchased and the type of coverage purchased (basic or enhanced Owner's policy, or loan policy). The rate per \$1,000 of insurance coverage also declines as the amount of insurance purchased increases. Reissue rates at lower prices are available if you provide us with a title insurance policy issued within the past ten years by a title insurance company on the same property.

Therefore, although we cannot list fixed prices for title insurance, we can provide a quote to you based on your specific transaction.

The cost of a title examination and preparation of a commitment for title insurance both depend on the size of the parcel, its status (raw land, improved property, country property or within an established subdivision), and on any complications that are found during the title examination, such as liens, judgments, wills, divorces, and the like. We use reliable third party abstractors for the title search; consequently the cost of title examination is an out of pocket expense for which we are reimbursed. Similarly, the cost of preparing a title binder may vary depending on the complexity of title. However, for a typical home in a recorded subdivision, the actual cost for title examination and binder will not usually vary from the amounts shown below.

Residential Purchase

Settlement Fee (Split between Buyer and Seller)	\$700.00
Title Exam/Abstract (Estimate)	\$150.00
Title Binder (Estimate)	\$150.00
Owner's Title Insurance*	Call for Quote
Lender's Title Insurance*	Call for Quote
Payoff/Release Administration Fee (paid by Seller) (includes overnight courier or wire transfer)	\$ 75.00
Courier/Wire Fee (Split between Buyer and Seller)	\$ 50.00

* Note: Our charges for title insurance are based on our underwriters' standard Virginia rates for insurance, and are priced per \$1000 of purchase price or loan amount. If owner's policy and lender's policy are issued simultaneously, lender's policy will be quoted at a rate of \$50.00 for amounts not exceeding owner's policy amount. Reissue rates apply for refinances if owner's policy is less than 10 years old and is provided to our office prior to settlement. Premium quote is discounted 30% once reissue conditions are met.

Residential Refinance

Settlement Fee	\$350.00
Title Exam/Abstract (Estimate)	\$150.00
Title Binder	\$150.00
Lender's Title Insurance	Call for Quote
Courier/Wire Fee (Estimate, as needed)	\$ 45.00
Payoff/Release Administration (includes overnight courier or wire transfer)	\$ 75.00

Residential Construction/Perm

Settlement Fee	\$500.00
Title Exam/Abstract (Estimate)	\$150.00
Title Binder (Estimate)	\$150.00
Owner's Title Insurance*	Call for Quote
Lender's Title Insurance*	Call for Quote
Affirmative Mechanic's Lien Coverage	Call for Quote
Construction Loan Admin/MLA Services	Call for Quote
Construction Bringdowns (Estimate)	Each: \$ 75.00
Delivery/Wire Charges	\$ 45.00

Government Charges**

For your convenience and efficiency we have provided a schedule showing current Loudoun County fees and costs for the recordation of documents in the Office of the Clerk of the Circuit Court of Loudoun County, Virginia.***

Deed Recordation (w/exemption code-under 11 pages)	\$ 23.00
Deed Recordation (without tax exemption-under 11 pages)	\$ 33.00

** Loudoun Commercial Title, L.L.C. does not receive or make any profit on government charges. We record closing documents in the appropriate office as part of our service. All government charges are quoted by the county where the property is located and are calculated based on purchase price or loan amount.

*** These are Loudoun County fees and taxes. Charges in other Virginia Counties are comparable but may not be identical.

Deed Recordation (without tax exemption-11-30 pages)	\$ 47.00
Deed of Easement (under 11 pages)	\$ 32.20
Deed of Easement (11-30 pages)	\$ 46.20
Deed of Trust Recordation (10 pages or less)	\$ 32.00
Deed of Trust Recordation (11-30 pages)	\$ 46.00
Deed of Trust Recordation (31 pages or more)	\$ 66.00
Certificate of Satisfaction/Release	Each: \$ 31.00
Assignment, Subordination, Power of Attorney (under 11 pages)	Each: \$ 21.00
Assignment, Subordination, Power of Attorney (11-30 pages)	Each: \$ 35.00
Assignment, Subordination, Power of Attorney (31 or more pages)	Each: \$ 55.00
Tax Stamps (State)	\$0.25 per \$100
Tax Stamps (County)	\$0.0833 per \$100
Grantor's Tax	\$1.00 per \$1000

Above rates are quoted from Loudoun County Clerk's office. Rates for recordation charges in other Virginia Jurisdictions will be provided on a case-by-case basis.

Expertise, Energy, Attention to Detail

Robert M. Gordon, President
Cynthia M.G. ("Cindy") Marable, Settlement Officer
John L. Mashack, Settlement Officer