



Fidelity National Title
Insurance Company
NATIONAL COMMERCIAL SERVICES

fntic.com/commercial

REAL ESTATE

Laws & Customs

By State



A Guide for Navigating
Each State's Rules and
Procedures for Closings,
Taxes, Fee Splits and More

REAL ESTATE LAWS & CUSTOMS BY STATE

Fidelity National Title Insurance Company, National Commercial Services is pleased to provide you with this handy state-by-state chart of laws, customs and fee splits.

Our National Commercial Services (NCS) operations are strategically located in major metropolitan areas throughout the U.S. Each NCS serves as a one-stop, single point of contact to expedite commercial transactions on a local and nationwide level, from simple to complex multi-state transactions, and everything in-between.

We specialize in helping you close your deal with a variety of services. Whether a single property or multiple locations across the country, rely on us.

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This information is furnished as a service to our customers. Although great care has been taken to provide accurate and complete information, state laws and procedures change. Please contact Fidelity National Title Insurance Company or visit www.fidelity.ntiweb.com for updated information or consult a local attorney for specific questions of law.

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Title Insurance Rates	Filed
Form of Conveyance	Warranty Deed
State Encumbrance Forms	Mortgage
Customary Closing Entity	Title Company, approved attorney, bank
Commitment Issued? Duration?	Yes. 6 months.
When is Invoice Issued?	Varies by office
Deed Transfer Tax?	Yes, Deed Tax
Mortgage Tax?	Yes
Leasehold Tax?	Yes

CUSTOMARY FEE SPLITS

Owner's Policy Premium	Negotiable (Seller customarily pays in Jefferson/Shelby counties)
Loan Policy Premium	Buyer pays
Title Search & Examination	Negotiable
Survey Charges	Negotiable
Deed Transfer Tax	Buyer pays
Mortgage Tax	Buyer Pays (can be negotiated)
Closing Fees	Negotiable
Recording Fees	Buyer pays (Seller can pay)



Title Insurance Rates	Filed
Form of Conveyance	Warranty Deed
State Encumbrance Forms	Deed of Trust; Mortgage (rare)
Customary Closing Entity	Title company; approved attorney; bank
Commitment Issued? Duration?	Yes. 6 months.
When is Invoice Issued?	Varies by office
Deed Transfer Tax?	No
Mortgage Tax?	No
Leasehold Tax?	No

CUSTOMARY FEE SPLITS

Owner's Policy Premium	Seller pays; sometimes negotiated
Loan Policy Premium	Buyer pays
Title Search & Examination	Included in premium
Survey Charges	Seller pays; sometimes negotiated
Deed Transfer Tax	Not applicable
Mortgage Tax	Not applicable
Closing Fees	Negotiable; usually divided equally
Recording Fees	Negotiable; usually divided equally



Title Insurance Rates	Filed
Form of Conveyance	Warranty Deed; Special Warranty Deed; Quitclaim Deed
State Encumbrance Forms	Deed of Trust; Mortgage
Customary Closing Entity	Title or escrow company; others
Commitment Issued? Duration?	Yes. 6 months.
When is Invoice Issued?	When policy issues
Deed Transfer Tax?	No
Mortgage Tax?	No
Leasehold Tax?	No

CUSTOMARY FEE SPLITS

Owner's Policy Premium	Seller pays; Buyer pays difference if Extended Coverage Policy required
Loan Policy Premium	Buyer pays
Title Search & Examination	Included in premium
Survey Charges	Buyer pays unless contract specifies otherwise
Deed Transfer Tax	Not applicable
Mortgage Tax	Not applicable
Closing Fees	Divided equally between Buyer and Seller
Recording Fees	Buyer pays to record Deed and Mortgage Seller pays to record documents to remove encumbrances



Title Insurance Rates	Not filed
Form of Conveyance	Warranty Deed
State Encumbrance Forms	Mortgage (preferred); Deed of Trust
Customary Closing Entity	Title or abstract company; attorney
Commitment Issued? Duration?	Yes. 6 months.
When is Invoice Issued?	With Commitment
Deed Transfer Tax?	Yes, Deed Transfer Tax
Mortgage Tax?	No
Leasehold Tax?	No

CUSTOMARY FEE SPLITS

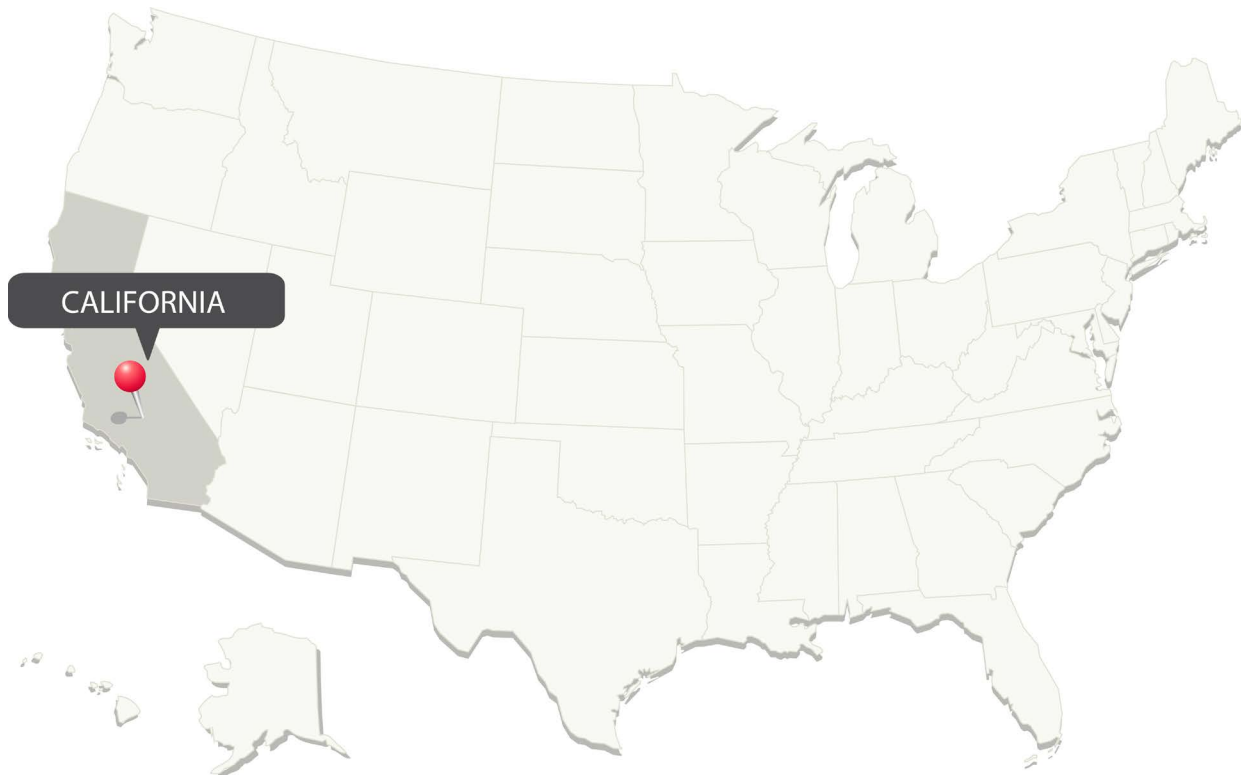
Owner's Policy Premium	Seller pays
Loan Policy Premium	Buyer pays
Title Search & Examination	Negotiable
Survey Charges	Negotiable
Deed Transfer Tax	Divided equally (unless agreed upon otherwise)
Mortgage Tax	Not applicable
Closing Fees	Divided equally between Buyer and Seller
Recording Fees	Buyer pays



Title Insurance Rates	Filed
Form of Conveyance	Special Warranty Deed; rare: Quitclaim Deed and General Warranty Deed
State Encumbrance Forms	Deed of Trust
Customary Closing Entity	Title or escrow company; others
Commitment Issued? Duration?	Upon request. 180 days.
When is Invoice Issued?	When policy issues
Deed Transfer Tax?	Yes, Documentary Transfer Tax; some local municipalities impose additional tax
Mortgage Tax?	No
Leasehold Tax?	Yes, if more than 35 years (including renewal options)

CUSTOMARY FEE SPLITS

Owner’s Policy Premium	Varies by county
Loan Policy Premium	Buyer customarily pays
Title Search & Examination	Included in premium
Survey Charges	Buyer pays; sometimes negotiated
Deed Transfer Tax	Customarily divided equally
Mortgage Tax	Not applicable
Closing Fees	Varies by county (usually Buyer/Seller split)
Recording Fees	Buyer pays to record Deed and Mortgage Seller pays to record documents to remove encumbrances



Title Insurance Rates	Filed
Form of Conveyance	Warranty Deed; Special Warranty Deed
State Encumbrance Forms	Deed of Trust; Mortgage
Customary Closing Entity	Title or escrow company; others
Commitment Issued? Duration?	Yes. 6 months.
When is Invoice Issued?	With Commitment
Deed Transfer Tax?	Yes, Documentary Transfer Tax
Mortgage Tax?	No
Leasehold Tax?	No

CUSTOMARY FEE SPLITS

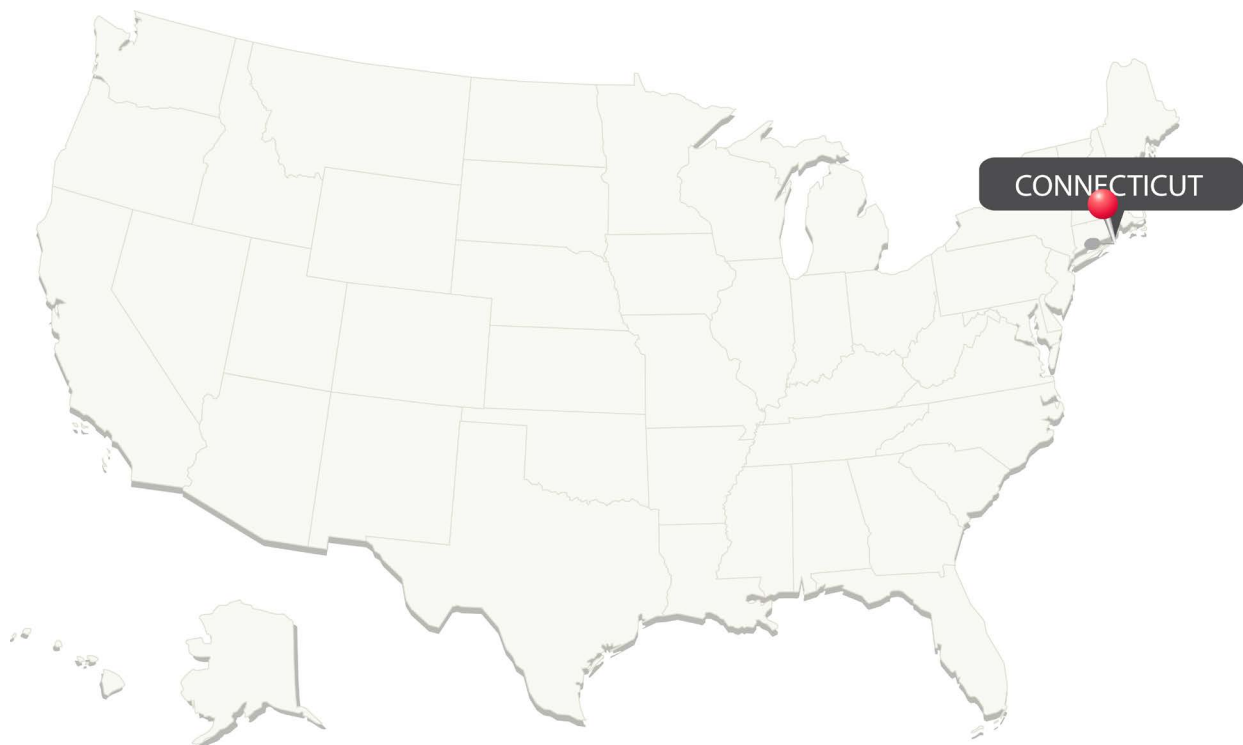
Owner’s Policy Premium	Seller pays; negotiable by contract
Loan Policy Premium	Buyer pays; negotiable by contract
Title Search & Examination	Included in premium
Survey Charges	Negotiable
Deed Transfer Tax	Buyer pays; negotiable by contract
Mortgage Tax	Not applicable
Closing Fees	Divided equally or by contract
Recording Fees	Buyer pays; negotiable by contract



Title Insurance Rates	Filed
Form of Conveyance	Warranty Deed; Quitclaim Deed; Limited Warranty Deed; Special Warranty Deed; Trustee Deed; Executor’s Deed; Administrator Deed; Certificate of Devise
State Encumbrance Forms	Mortgage Deed
Customary Closing Entity	Attorney
Commitment Issued? Duration?	Upon request. 6 months.
When is Invoice Issued?	With Commitment
Deed Transfer Tax?	Yes, state and municipal Real Estate Conveyance Tax
Mortgage Tax?	No
Leasehold Tax?	No, if less than 99 years (including renewals)

CUSTOMARY FEE SPLITS

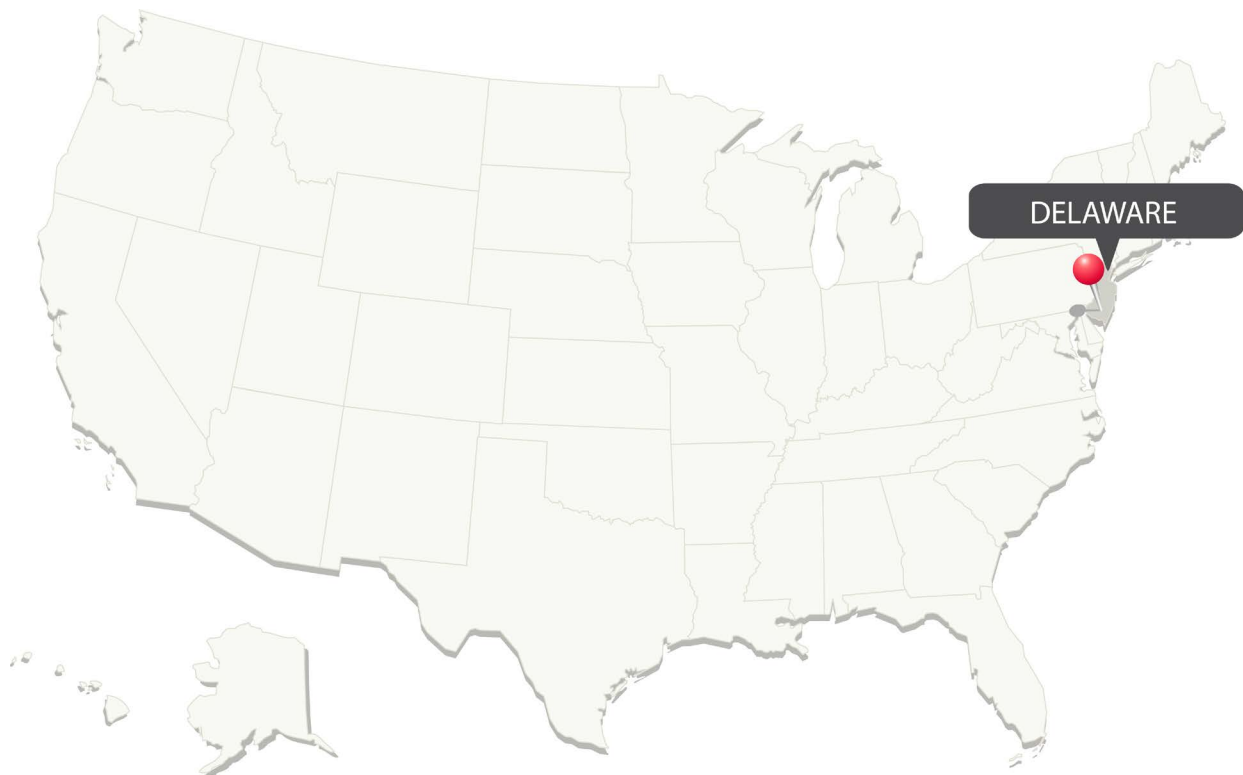
Owner’s Policy Premium	Buyer pays
Loan Policy Premium	Buyer pays
Title Search & Examination	Buyer pays
Survey Charges	Buyer pays
Deed Transfer Tax	Seller pays
Mortgage Tax	Not applicable
Closing Fees	Negotiable
Recording Fees	Buyer pays to record Deed and Mortgage Seller pays to record documents to remove encumbrances



Title Insurance Rates	Filed
Form of Conveyance	Special Warranty Deed; Quitclaim Deed; General Warranty Deed
State Encumbrance Forms	Mortgage
Customary Closing Entity	Attorney (required by law)
Commitment Issued? Duration?	Yes. 6 months.
When is Invoice Issued?	With Commitment
Deed Transfer Tax?	Yes, Realty Transfer Tax
Mortgage Tax?	No
Leasehold Tax?	No, except residential leases more than 5 years (including optional renewal periods)

CUSTOMARY FEE SPLITS

Owner's Policy Premium	Buyer pays
Loan Policy Premium	Buyer pays
Title Search & Examination	Buyer pays
Survey Charges	Buyer pays; sometimes negotiated
Deed Transfer Tax	Seller pays; customarily divided equally
Mortgage Tax	Not applicable
Closing Fees	Negotiable
Recording Fees	Buyer pays



Title Insurance Rates	Filed
Form of Conveyance	Special Warranty Deed (General Warranty and Quitclaim are very rare)
State Encumbrance Forms	Deed of Trust; Mortgage (rare)
Customary Closing Entity	Title or escrow company; others
Commitment Issued? Duration?	Yes. 6 months.
When is Invoice Issued?	With Commitment
Deed Transfer Tax?	Yes, Transfer Tax and Recordation Tax
Mortgage Tax?	Yes, Recordation Tax
Leasehold Tax?	Yes, if more than 30 years (including extensions)

CUSTOMARY FEE SPLITS

Owner's Policy Premium	Buyer pays
Loan Policy Premium	Buyer pays
Title Search & Examination	Buyer pays
Survey Charges	Buyer pays
Deed Transfer Tax	Buyer pays Recordation Tax; Seller pays Transfer Tax
Mortgage Tax	Buyer pays
Closing Fees	Divided equally or by contract
Recording Fees	Buyer pays to record Deed and Mortgage Seller pays to record documents to remove encumbrances



Title Insurance Rates	Promulgated Rate by Florida Office of Insurance Regulation
Form of Conveyance	Warranty Deed
State Encumbrance Forms	Mortgage
Customary Closing Entity	Attorney; title company; lender
Commitment Issued? Duration?	Yes. 6 months.
When is Invoice Issued?	With Commitment or at closing
Deed Transfer Tax?	Yes, Documentary Tax (Miami-Dade County imposes surtax)
Mortgage Tax?	Yes, Documentary Tax and Intangible Tax
Leasehold Tax?	No, unless assignment of lease for consideration

CUSTOMARY FEE SPLITS

Owner’s Policy Premium	Commercial: negotiable Residential: Seller pays but Buyer pays in some counties
Loan Policy Premium	Buyer pays
Title Search & Examination	Seller pays; can be negotiated
Survey Charges	Buyer pays; can be negotiated
Deed Transfer Tax	Seller pays
Mortgage Tax	Buyer pays
Closing Fees	Seller pays unless otherwise indicated in contract
Recording Fees	Buyer pays to record Mortgage Seller pays to record Deed



Title Insurance Rates	Filed
Form of Conveyance	Warranty Deed; Limited Warranty Deed; Quitclaim Deed
State Encumbrance Forms	Security Deed (aka, Deed to Secure Debt)
Customary Closing Entity	Attorney (also escrow agent if commercial)
Commitment Issued? Duration?	Yes. 6 months.
When is Invoice Issued?	With Commitment
Deed Transfer Tax?	Yes, Real Estate Transfer Tax
Mortgage Tax?	Yes, Intangible Record Tax
Leasehold Tax?	No

CUSTOMARY FEE SPLITS

Owner’s Policy Premium	Negotiable
Loan Policy Premium	Buyer pays
Title Search & Examination	Buyer pays
Survey Charges	Buyer pays
Deed Transfer Tax	Commercial: Negotiable Residential: Buyer pays
Mortgage Tax	Buyer pays
Closing Fees	Negotiable
Recording Fees	Buyer pays



Title Insurance Rates	Customarily filed, but not a legal requirement
Form of Conveyance	Warranty Deed; Limited Warranty Deed; Quitclaim Deed; Apartment Deed (for condos)
State Encumbrance Forms	Mortgage
Customary Closing Entity	Title or escrow company; others (must be licensed escrow depository)
Commitment Issued? Duration?	Yes (Preliminary Report). 90 days.
When is Invoice Issued?	At closing
Deed Transfer Tax?	Yes, State Conveyance Tax
Mortgage Tax?	No
Leasehold Tax?	Yes, leases over 5 years subject to Conveyance Tax

CUSTOMARY FEE SPLITS

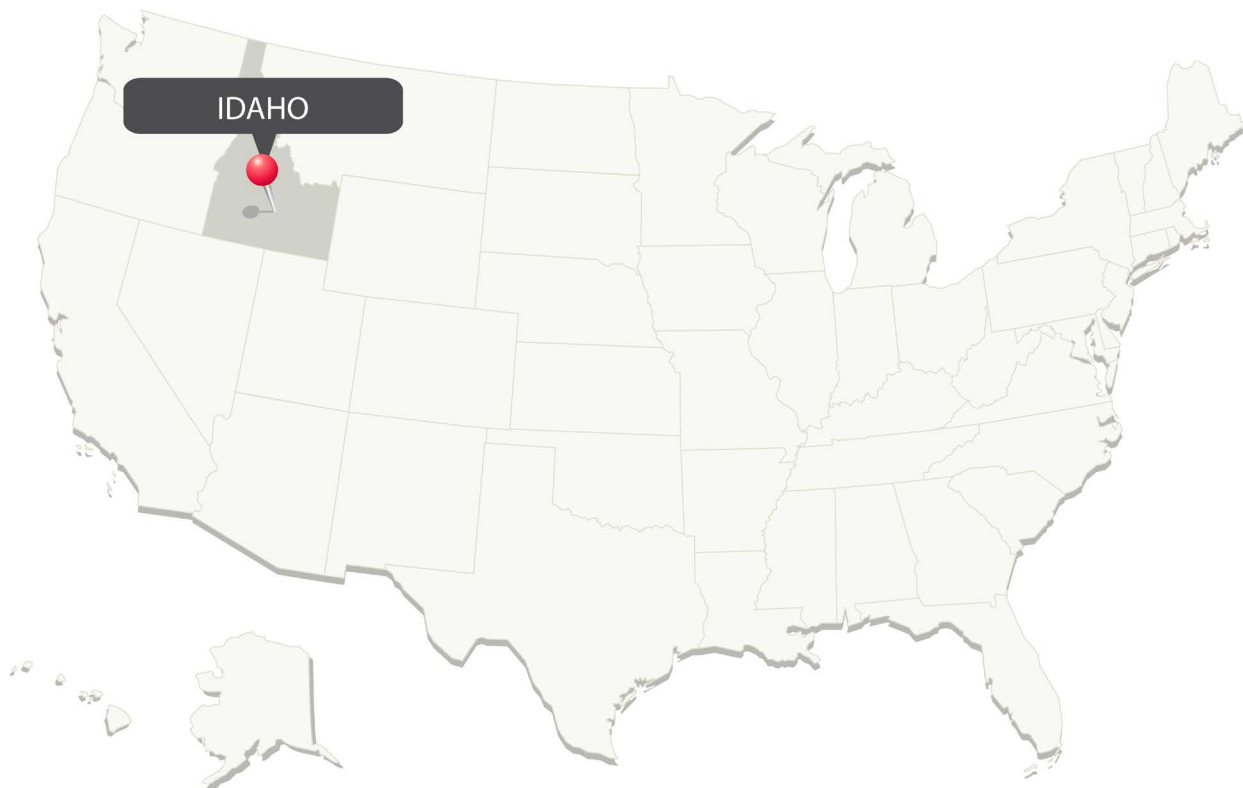
Owner's Policy Premium	Residential: 60/40 Seller/Buyer split; Commercial: 50/50 split Buyer also pays beyond standard coverage fees (extended coverage policy and endorsements, etc.)
Loan Policy Premium	Buyer pays
Title Search & Examination	Included in premium
Survey Charges	Negotiable
Deed Transfer Tax	Seller pays
Mortgage Tax	Not applicable
Closing Fees	Divided equally
Recording Fees	Buyer pays to record Deed and Mortgage Seller pays for recordings required to clear title



Title Insurance Rates	Filed
Form of Conveyance	Warranty Deed; Corporate Deed; Quitclaim Deed (on occasion)
State Encumbrance Forms	Deed of Trust; Mortgage (over 40 acres)
Customary Closing Entity	Title or escrow company; attorney; others
Commitment Issued? Duration?	Yes. 6 months.
When is Invoice Issued?	Varies by office
Deed Transfer Tax?	No
Mortgage Tax?	No
Leasehold Tax?	No

CUSTOMARY FEE SPLITS

Owner’s Policy Premium	Seller pays
Loan Policy Premium	Buyer pays
Title Search & Examination	Included in premium
Survey Charges	Negotiable
Deed Transfer Tax	Not applicable
Mortgage Tax	Not applicable
Closing Fees	Divided equally
Recording Fees	Negotiable; usually Buyer pays to record Deed of Trust and Mortgage and Seller pays to record Deed



Title Insurance Rates	Not filed
Form of Conveyance	Warranty Deed
State Encumbrance Forms	Mortgage; Trust Deed
Customary Closing Entity	Title company; attorney; others
Commitment Issued? Duration?	Yes. 6 months.
When is Invoice Issued?	With Commitment
Deed Transfer Tax?	Yes, Real Estate Transfer Tax (state, county, sometimes local)
Mortgage Tax?	No
Leasehold Tax?	Yes, certain leasehold transfers may be subject to tax

CUSTOMARY FEE SPLITS

Owner’s Policy Premium	Seller pays
Loan Policy Premium	Buyer pays
Title Search & Examination	Seller pays
Survey Charges	Seller pays
Deed Transfer Tax	Seller pays; varies for municipalities
Mortgage Tax	Not applicable
Closing Fees	Commercial: divided equally or by contract Residential and Commercial cash deals: divided equally or by contract Residential sale with a loan: Buyer pays
Recording Fees	Buyer pays to record Deed and Mortgage Seller pays to record documents to remove encumbrances



Title Insurance Rates	Filed
Form of Conveyance	Warranty Deed
State Encumbrance Forms	Mortgage
Customary Closing Entity	Title company; others
Commitment Issued? Duration?	Yes. 90 days.
When is Invoice Issued?	With Commitment
Deed Transfer Tax?	No
Mortgage Tax?	No
Leasehold Tax?	No

CUSTOMARY FEE SPLITS

Owner’s Policy Premium	Seller pays
Loan Policy Premium	Buyer pays
Title Search & Examination	Varies by county
Survey Charges	Buyer pays
Deed Transfer Tax	Not applicable
Mortgage Tax	Not applicable
Closing Fees	Commercial: negotiable, usually split 50/50 Residential: Buyer pays
Recording Fees	Buyer pays



Title Insurance Rates	No title insurance companies are licensed within the State; title policies are written outside State
Form of Conveyance	Warranty Deed; Quitclaim Deed; Trustees Deed, etc.
State Encumbrance Forms	Mortgage
Customary Closing Entity	Attorney or Iowa-based escrow company
Commitment Issued? Duration?	Yes. 6 months.
When is Invoice Issued?	With Commitment
Deed Transfer Tax?	Yes, Real Estate Revenue Stamp Tax
Mortgage Tax?	No
Leasehold Tax?	No

CUSTOMARY FEE SPLITS

Owner’s Policy Premium	Negotiable
Loan Policy Premium	Buyer pays. If residential, who pays dependent on type of mortgage
Title Search & Examination	Buyer: Post-closing charges; Seller: Pre-closing abstract charges
Survey Charges	Negotiable
Deed Transfer Tax	Seller pays
Mortgage Tax	Not applicable
Closing Fees	Negotiable; usually Seller pays pre-closing exam/abstracting and Buyer pays post-closing charges
Recording Fees	Buyer pays to record Deed and Mortgage Seller pays to record documents to remove encumbrances



Title Insurance Rates	Filed
Form of Conveyance	Warranty Deed; Special Warranty Deed; Trustee’s Deed
State Encumbrance Forms	Mortgage
Customary Closing Entity	Title or escrow company; others
Commitment Issued? Duration?	Yes. 6 months.
When is Invoice Issued?	With Commitment or at closing
Deed Transfer Tax?	No
Mortgage Tax?	No
Leasehold Tax?	No

CUSTOMARY FEE SPLITS

Owner’s Policy Premium	Generally, Seller pays, but varies by location, and contract, if any, controls.
Loan Policy Premium	Generally, Buyer/Borrower pays, but varies by location, and contract, if any, controls.
Title Search & Examination	Varies by location, and contract, if any, controls
Survey Charges	Seller pays; sometimes Buyer obtains survey or cost divided equally
Deed Transfer Tax	Not applicable
Mortgage Tax	No applicable
Closing Fees	Generally, Seller pays seller closing fees and Buyer/Borrower pays buyer/ borrower closing fees, but varies by location, and contract, if any, controls.
Recording Fees	Buyer pays to record Deed and Mortgage Seller pays to record documents to remove encumbrances



Title Insurance Rates	Filed
Form of Conveyance	Warranty Deed; Special Warranty Deed; Trustee or Fiduciary Deed
State Encumbrance Forms	Mortgage
Customary Closing Entity	Attorney; title company
Commitment Issued? Duration?	Yes. 6 months.
When is Invoice Issued?	With Commitment
Deed Transfer Tax?	Yes, Deed Transfer Tax
Mortgage Tax?	No
Leasehold Tax?	No

CUSTOMARY FEE SPLITS

Owner’s Policy Premium	Buyer pays
Loan Policy Premium	Buyer pays
Title Search & Examination	Buyer pays
Survey Charges	Buyer pays; sometimes negotiated
Deed Transfer Tax	Seller pays
Mortgage Tax	Not applicable
Closing Fees	Buyer pays; sometimes negotiated
Recording Fees	Buyer pays recording fees; Seller pays document prep fees



Title Insurance Rates	Filed
Form of Conveyance	Warranty Deed; Act of Sale
State Encumbrance Forms	Act of Mortgage
Customary Closing Entity	Notaries public who generally are attorneys
Commitment Issued? Duration?	Yes. 6 months.
When is Invoice Issued?	With Commitment
Deed Transfer Tax?	No, except New Orleans Documentary Transaction Tax
Mortgage Tax?	No, except New Orleans Documentary Transaction Tax
Leasehold Tax?	No, except New Orleans Documentary Transaction Tax

CUSTOMARY FEE SPLITS

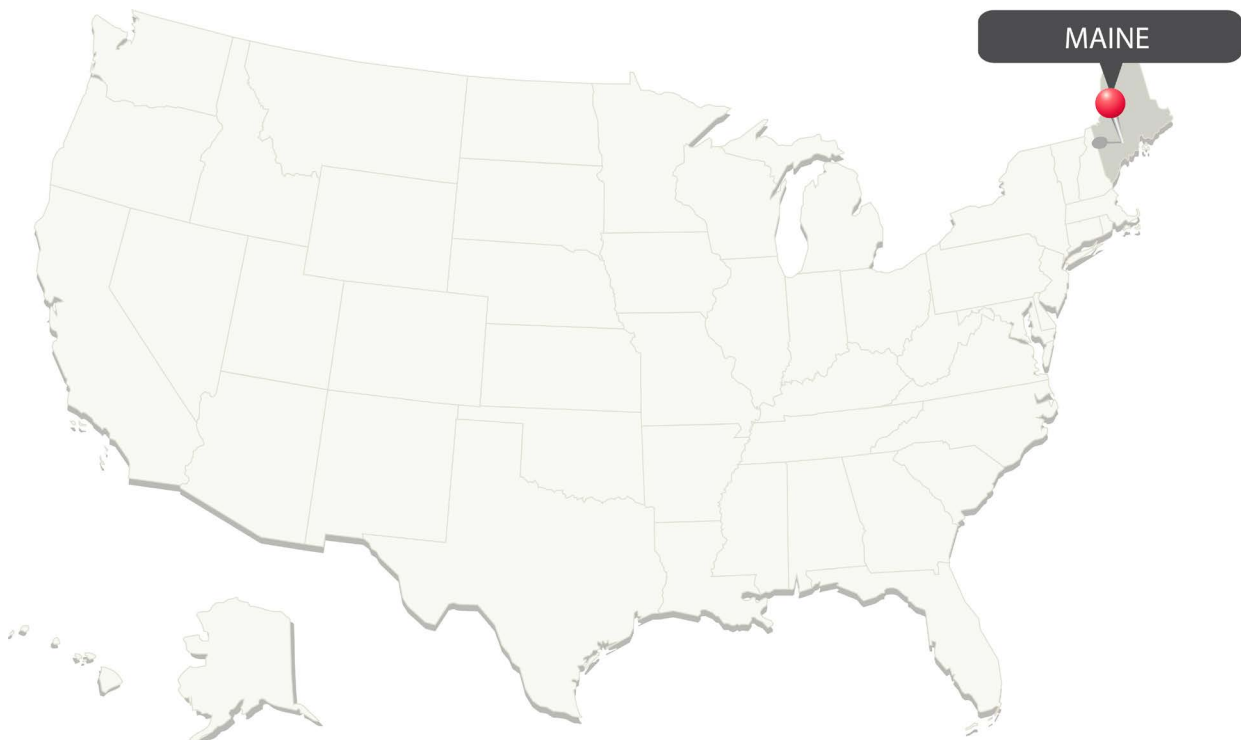
Owner’s Policy Premium	Buyer pays; sometimes negotiated
Loan Policy Premium	Buyer pays; sometimes negotiated
Title Search & Examination	Buyer pays; sometimes negotiated
Survey Charges	Buyer pays
Deed Transfer Tax	Not applicable (Seller pays New Orleans Documentary Transfer Tax)
Mortgage Tax	Not applicable (Seller pays New Orleans Documentary Transfer Tax)
Closing Fees	Normally paid by the Buyer with a small Seller’s closing fee in most parishes
Recording Fees	Buyer pays to record Deed and Mortgage Seller pays to record documents to remove encumbrances



Title Insurance Rates	Filed
Form of Conveyance	Commercial: Quitclaim Deed; Quitclaim Deed with covenant Residential: Warranty Deed
State Encumbrance Forms	Mortgage
Customary Closing Entity	Title company; attorney; notary
Commitment Issued? Duration?	Yes. 180 days.
When is Invoice Issued?	At closing
Deed Transfer Tax?	Yes, Real Estate Transfer Tax
Mortgage Tax?	No
Leasehold Tax?	No

CUSTOMARY FEE SPLITS

Owner's Policy Premium	Buyer pays
Loan Policy Premium	Buyer pays
Title Search & Examination	Buyer pays
Survey Charges	Buyer pays
Deed Transfer Tax	Divided equally
Mortgage Tax	Not applicable
Closing Fees	Buyer pays
Recording Fees	Buyer pays to record Deed and Mortgage Seller pays to record documents to remove encumbrances



Title Insurance Rates	Filed
Form of Conveyance	Special Warranty Deed
State Encumbrance Forms	Deed of Trust; Mortgage (rare)
Customary Closing Entity	Title company; sole practitioner; law firm; underwriter direct office
Commitment Issued? Duration?	Yes. 6 months.
When is Invoice Issued?	At closing unless requested earlier
Deed Transfer Tax?	Yes, Transfer Tax (state); Transfer and Recordation Tax (county)
Mortgage Tax?	Yes, Recordation Tax
Leasehold Tax?	Yes, ground & commercial more than 7 years

CUSTOMARY FEE SPLITS

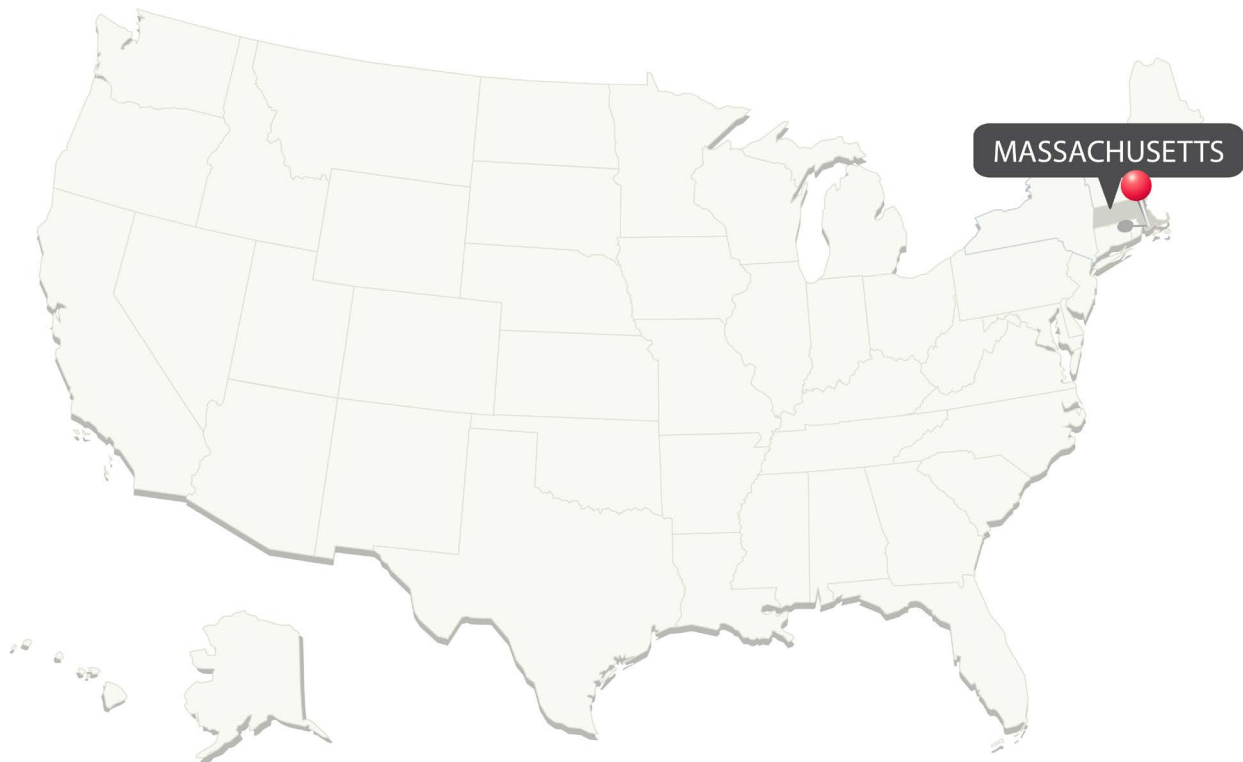
Owner’s Policy Premium	Buyer pays
Loan Policy Premium	Buyer pays
Title Search & Examination	Buyer pays
Survey Charges	Buyer pays
Deed Transfer Tax	Divided equally; Buyer’s half waived if first-time homebuyer
Mortgage Tax	Buyer pays
Closing Fees	Buyer pays; can be negotiated
Recording Fees	Buyer pays



Title Insurance Rates	Not Filed
Form of Conveyance	Quitclaim Deed
State Encumbrance Forms	Mortgage
Customary Closing Entity	Attorney
Commitment Issued? Duration?	Upon request. Terminates if Schedule B, Part 1 requirements not met within 180 days after Commitment date.
When is Invoice Issued?	At closing
Deed Transfer Tax?	Yes, Deed Excise Tax (Martha's Vineyard & Nantucket County impose additional transfer fee)
Mortgage Tax?	No
Leasehold Tax?	No

CUSTOMARY FEE SPLITS

Owner's Policy Premium	Buyer pays
Loan Policy Premium	Buyer pays
Title Search & Examination	Buyer pays, except for parts of Worcester County
Survey Charges	Negotiable
Deed Transfer Tax	Seller Pays
Mortgage Tax	Not applicable
Closing Fees	Buyer pays; can be negotiated
Recording Fees	Buyer pays to record Deed and Mortgage Seller pays to record documents to remove encumbrances



Title Insurance Rates	Filed
Form of Conveyance	Warranty Deed; Quitclaim Deed; Covenant Deed; Trustee's Deed; Personal Representative's Deed; Sheriff's Deed
State Encumbrance Forms	Mortgage
Customary Closing Entity	Title or escrow company; attorney; others
Commitment Issued? Duration?	Yes. 6 months.
When is Invoice Issued?	With Commitment
Deed Transfer Tax?	Yes, state and county Real Estate Transfer Tax
Mortgage Tax?	No
Leasehold Tax?	No

CUSTOMARY FEE SPLITS

Owner's Policy Premium	Seller pays
Loan Policy Premium	Buyer pays
Title Search & Examination	Included in premium
Survey Charges	Negotiable
Deed Transfer Tax	Seller pays
Mortgage Tax	Not applicable
Closing Fees	Divided equally; sometimes Buyer pays additional loan closing fees
Recording Fees	Buyer pays to record deed and mortgage. Seller pays for POA, LOA, etc.



Title Insurance Rates	Filed
Form of Conveyance	Warranty Deed; Limited Warranty Deed; Quitclaim Deed; Trustee's Deed; Personal Representative's Deed, etc.
State Encumbrance Forms	Mortgage
Customary Closing Entity	Title or escrow company; attorney; lender
Commitment Issued? Duration?	Yes. 6 months.
When is Invoice Issued?	With Commitment
Deed Transfer Tax?	Yes, State Deed Tax
Mortgage Tax?	Yes, Mortgage Registration Tax
Leasehold Tax?	No

CUSTOMARY FEE SPLITS

Owner's Policy Premium	Negotiable
Loan Policy Premium	Buyer pays
Title Search & Examination	Seller provides evidence of ownership Buyer pays to examine evidence
Survey Charges	Negotiable
Deed Transfer Tax	Seller pays
Mortgage Tax	Buyer pays
Closing Fees	Shared by parties
Recording Fees	Seller pays to record Deed and release encumbrances Buyer pays to record all other documents



Title Insurance Rates	Not filed
Form of Conveyance	Warranty Deed; Quitclaim Deed (with underwriter approval)
State Encumbrance Forms	Deed of Trust
Customary Closing Entity	Attorney
Commitment Issued? Duration?	Yes. 90 days.
When is Invoice Issued?	With Commitment
Deed Transfer Tax?	No
Mortgage Tax?	No
Leasehold Tax?	No

CUSTOMARY FEE SPLITS

Owner’s Policy Premium	Buyer or Seller can pay; also negotiable
Loan Policy Premium	Buyer pays
Title Search & Examination	Seller pays
Survey Charges	Negotiable
Deed Transfer Tax	Not applicable
Mortgage Tax	Not applicable
Closing Fees	Divided equally
Recording Fees	Buyer pays



Title Insurance Rates	Risk rates are filed
Form of Conveyance	Warranty Deed; Special Warranty Deed; Trustee’s Deed
State Encumbrance Forms	Deed of Trust
Customary Closing Entity	Title or escrow company; others
Commitment Issued? Duration?	Yes. 6 months.
When is Invoice Issued?	With Commitment or at closing
Deed Transfer Tax?	No
Mortgage Tax?	No
Leasehold Tax?	No

CUSTOMARY FEE SPLITS

Owner’s Policy Premium	Generally, Seller pays, but varies by location, and contract, if any, controls
Loan Policy Premium	Generally, Buyer/Borrower pays, but varies by location, and contract, if any, controls
Title Search & Examination	Varies by location, and contract, if any, controls
Survey Charges	Seller pays; sometimes Buyer obtains survey or cost divided equally
Deed Transfer Tax	Not applicable
Mortgage Tax	Not applicable
Closing Fees	Generally, Seller pays seller closing fees and Buyer/Borrower pays Buyer/Borrower closing fees, but varies by location, and contract, if any, controls
Recording Fees	Buyer pays to record Deed and Deed of Trust. Seller pays to record documents to remove encumbrances



Title Insurance Rates	Filed
Form of Conveyance	Warranty Deed; Corporate Deed; Grant Deed
State Encumbrance Forms	Deed of Trust; Trust Indenture; Mortgage (over 40 acres)
Customary Closing Entity	Title or escrow company; attorney
Commitment Issued? Duration?	Yes. 6 months.
When is Invoice Issued?	At closing
Deed Transfer Tax?	No
Mortgage Tax?	No
Leasehold Tax?	No

CUSTOMARY FEE SPLITS

Owner’s Policy Premium	Seller pays
Loan Policy Premium	Buyer pays
Title Search & Examination	Fees included in premium. Complex files may incur a work fee.
Survey Charges	Buyer pays if loan only transaction; negotiable for sales transactions
Deed Transfer Tax	Not applicable
Mortgage Tax	Not applicable
Closing Fees	Divided equally
Recording Fees	Buyer pays



Title Insurance Rates	Filed
Form of Conveyance	Warranty Deed; Special Warranty Deed; Trustee’s Deed
State Encumbrance Forms	Deed of Trust; Mortgage
Customary Closing Entity	Title or escrow company; others
Commitment Issued? Duration?	Yes. 6 months.
When is Invoice Issued?	With Commitment or at closing
Deed Transfer Tax?	Yes, Documentary Stamp Tax
Mortgage Tax?	No
Leasehold Tax?	No

CUSTOMARY FEE SPLITS

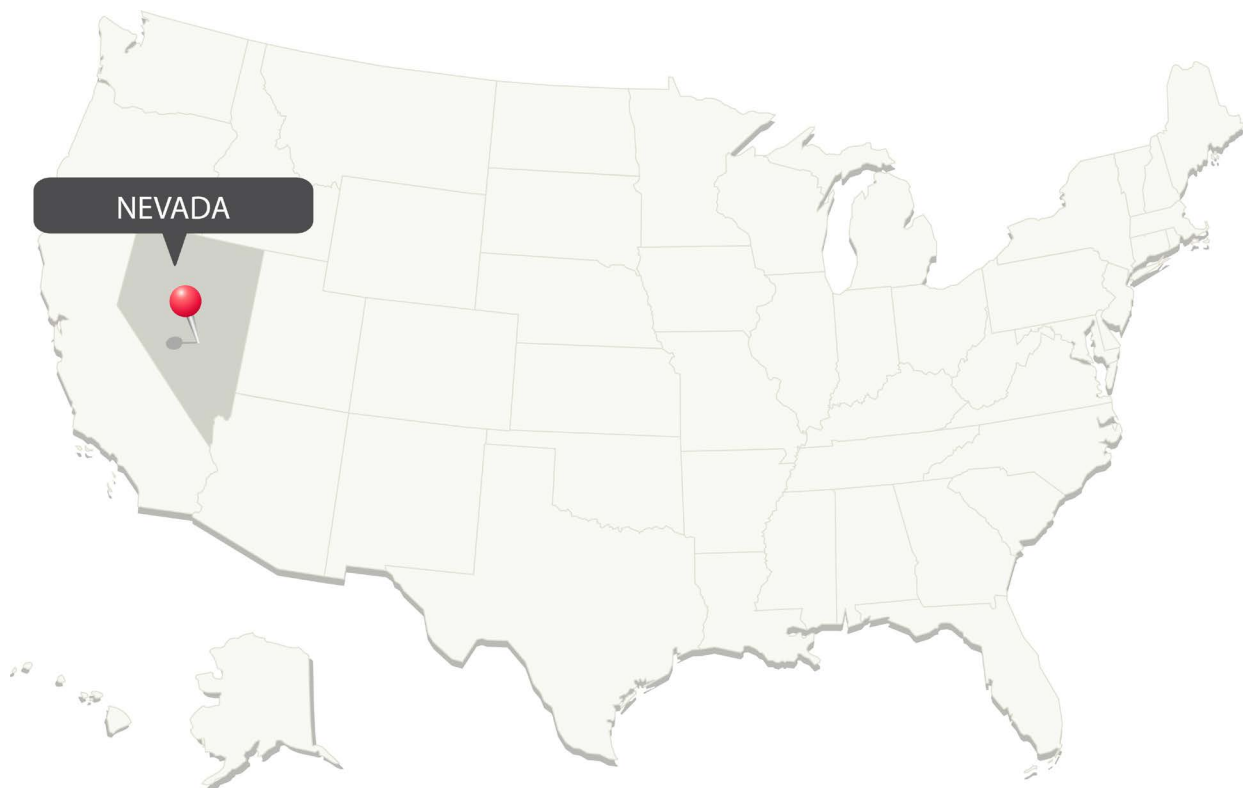
Owner’s Policy Premium	Generally, divided equally, but varies by location, and contract, if any, controls
Loan Policy Premium	Commercial: Generally, Buyer/Borrower pays, but varies by location, and contract, if any, controls. Residential: Generally, divided equally, but varies by location, and contract, if any, controls
Title Search & Examination	Included in premium
Survey Charges	Seller pays; sometimes Buyer obtains survey or cost divided equally
Deed Transfer Tax	Seller pays
Mortgage Tax	Not applicable
Closing Fees	Generally, divided equally, but varies by location, and contract, if any, controls
Recording Fees	Buyer pays to record Deed and Mortgage or Deed of Trust. Seller pays to record documents to remove encumbrances



Title Insurance Rates	Filed
Form of Conveyance	Grant Deed; Bargain and Sale Deed; Quitclaim Deed; Trustee's Deed
State Encumbrance Forms	Deed of Trust; Mortgage (rare)
Customary Closing Entity	Title or escrow company; others authorized by NV statutes
Commitment Issued? Duration?	Upon request; 6 months
When is Invoice Issued?	When policy issues
Deed Transfer Tax?	Yes, Real Property Transfer Tax
Mortgage Tax?	No
Leasehold Tax?	No

CUSTOMARY FEE SPLITS

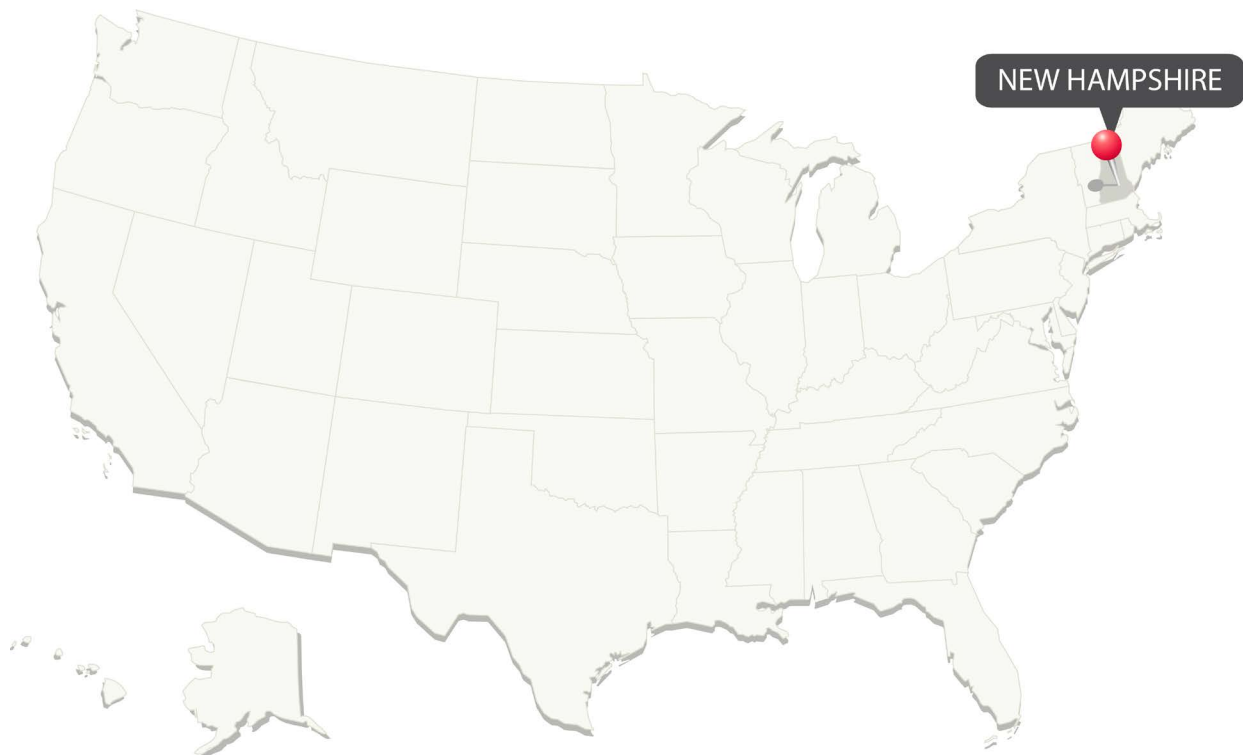
Owner's Policy Premium	Seller pays
Loan Policy Premium	Buyer pays
Title Search & Examination	Included in premium (extra fees may be assessed for exams requiring time or effort beyond normal course)
Survey Charges	Buyer: Southern Las Vegas vicinity Negotiable: Northern Reno vicinity
Deed Transfer Tax	Seller pays; negotiable in large commercial transactions
Mortgage Tax	Not applicable
Closing Fees	Divided equally; can be negotiated
Recording Fees	Buyer pays to record Deed and Mortgage Seller pays to record documents to remove encumbrances



Title Insurance Rates	Filed
Form of Conveyance	Warranty Deed; Quitclaim Deed
State Encumbrance Forms	Mortgage
Customary Closing Entity	Attorney; title company
Commitment Issued? Duration?	Upon request. 6 months.
When is Invoice Issued?	At closing
Deed Transfer Tax?	Yes, Deed Transfer Tax
Mortgage Tax?	No
Leasehold Tax?	Leaseholds are not taxed unless they exceed 99 years, including all renewal terms.

CUSTOMARY FEE SPLITS

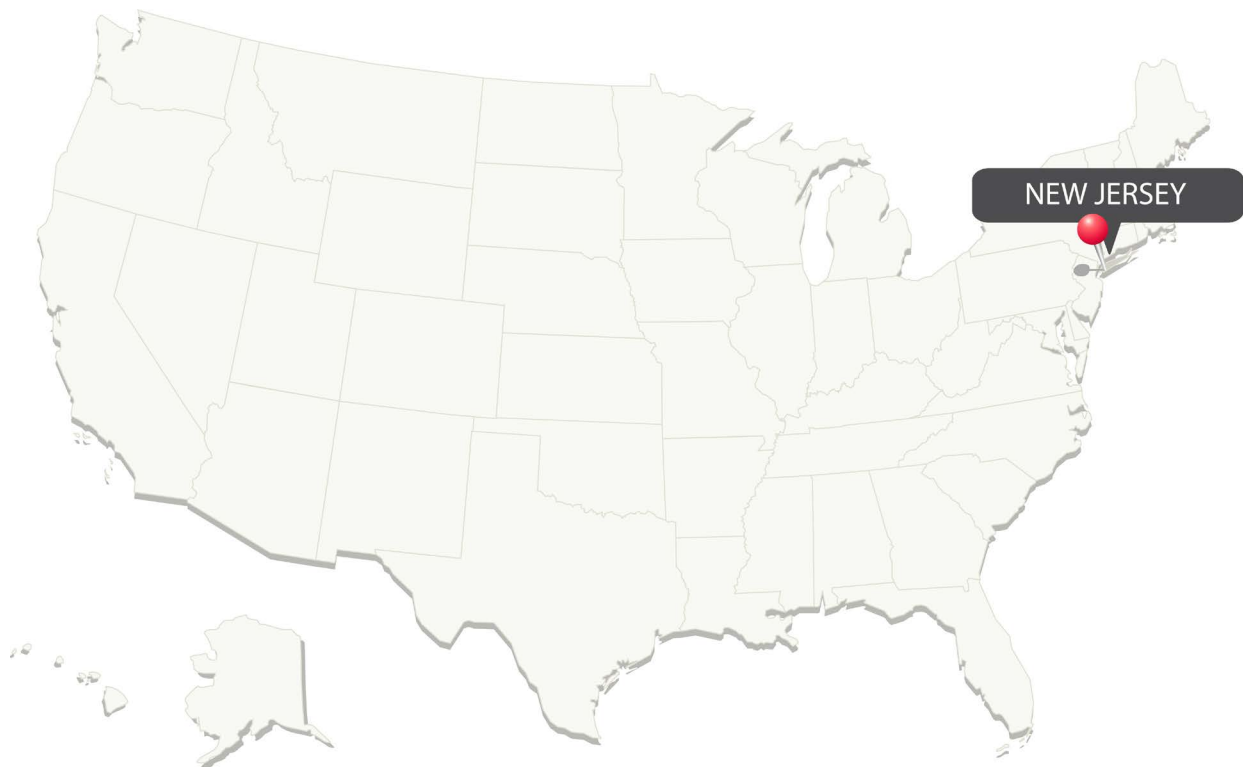
Owner’s Policy Premium	Buyer pays
Loan Policy Premium	Buyer pays
Title Search & Examination	Buyer pays
Survey Charges	Buyer pays
Deed Transfer Tax	Divided equally unless parties contract otherwise
Mortgage Tax	Not applicable
Closing Fees	Negotiable
Recording Fees	Buyer pays to record Deed and Mortgage Seller pays to record documents to remove encumbrances



Title Insurance Rates	Filed
Form of Conveyance	Bargain and Sale Deed with covenants against grantor’s acts
State Encumbrance Forms	Mortgage
Customary Closing Entity	Attorney: North NJ; Title Company: South NJ
Commitment Issued? Duration?	Yes. 6 months.
When is Invoice Issued?	With Commitment; paid at closing
Deed Transfer Tax?	Yes, Realty Transfer Fee (RTF); Mansion Tax (over \$1 million)
Mortgage Tax?	No
Leasehold Tax?	No, if less than 99 years

CUSTOMARY FEE SPLITS

Owner’s Policy Premium	Buyer pays
Loan Policy Premium	Buyer pays
Title Search & Examination	Buyer pays
Survey Charges	Buyer pays
Deed Transfer Tax	Seller pays, unless otherwise agreed upon between parties Buyer pays NJ “Mansion Tax”
Mortgage Tax	Not applicable
Closing Fees	Buyer pays, sometimes split
Recording Fees	Buyer pays to record Deed and Mortgage Seller pays to record documents to remove encumbrances



Title Insurance Rates	Promulgated Rate by NM Office of the Superintendent of Insurance
Form of Conveyance	Warranty Deed; New Mexico Real Estate Contract
State Encumbrance Forms	Mortgage; Deed of Trust (usually commercial)
Customary Closing Entity	Licensed Title Insurance Agent
Commitment Issued? Duration?	Yes. 6 months (may be extended).
When is Invoice Issued?	At closing (for Commitment when issued)
Deed Transfer Tax?	No
Mortgage Tax?	No
Leasehold Tax?	No

CUSTOMARY FEE SPLITS

Owner’s Policy Premium	Seller pays (can be negotiated)
Loan Policy Premium	Buyer pays
Title Search & Examination	Included in premium
Survey Charges	Negotiable; Seller usually pays for Improvement Location Report and Buyer pays for Boundary Survey
Deed Transfer Tax	Not applicable
Mortgage Tax	Not applicable
Closing Fees	Divided equally by contract
Recording Fees	Buyer pays to Mortgage and related documents Seller pays to record Deed and release of encumbrances

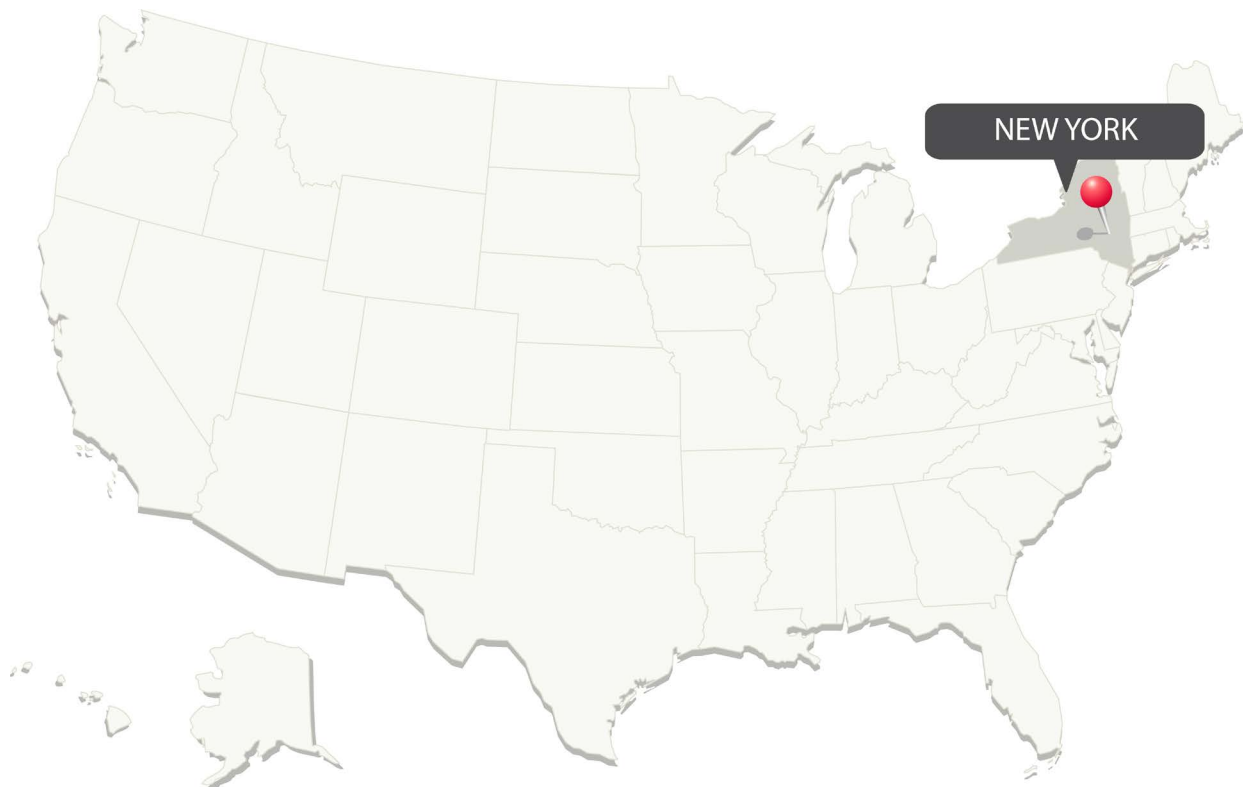


Title Insurance Rates	Filed
Form of Conveyance	Warranty Deed (upstate); Bargain and Sale Deed (downstate)
State Encumbrance Forms	Mortgage
Customary Closing Entity	Attorney
Commitment Issued? Duration?	Yes, Commitment or Title Certificate issued. 6 or 9 months.
When is Invoice Issued?	With Title Report; final invoice presented/paid at closing
Deed Transfer Tax?	Yes, state, NYC and several local municipalities
Mortgage Tax?	Yes, NYC; outside of NYC it varies by county
Leasehold Tax?	Yes, if term exceeds 49 years or contains option to purchase

CUSTOMARY FEE SPLITS

New York style closing requires simultaneous transfer of documents and consideration at meeting of parties. Recording takes place later. Buyer pays most closing costs, including title insurance. Seller usually pays NYC transfer tax and pays state transfer tax unless contractually negotiated to Buyer. Title Search & Exam charges are included in premium in Zone 2 but not in Zone 1.

• Owner’s Policy Premium	• Deed Transfer Tax
• Loan Policy Premium	• Mortgage Tax
• Title Search & Examination	• Closing Fees
• Survey Charges	• Recording Fees



Title Insurance Rates	Filed
Form of Conveyance	Warranty Deed (typically); Special Warranty Deed or Non-Warranty Deed
State Encumbrance Forms	Deed of Trust; Mortgage (rare)
Customary Closing Entity	Attorney
Commitment Issued? Duration?	Yes. 6 months.
When is Invoice Issued?	With Commitment
Deed Transfer Tax?	Yes, Excise Tax (and additional Transfer Tax in some counties)
Mortgage Tax?	No
Leasehold Tax?	No, except Currituck and Dare counties

CUSTOMARY FEE SPLITS

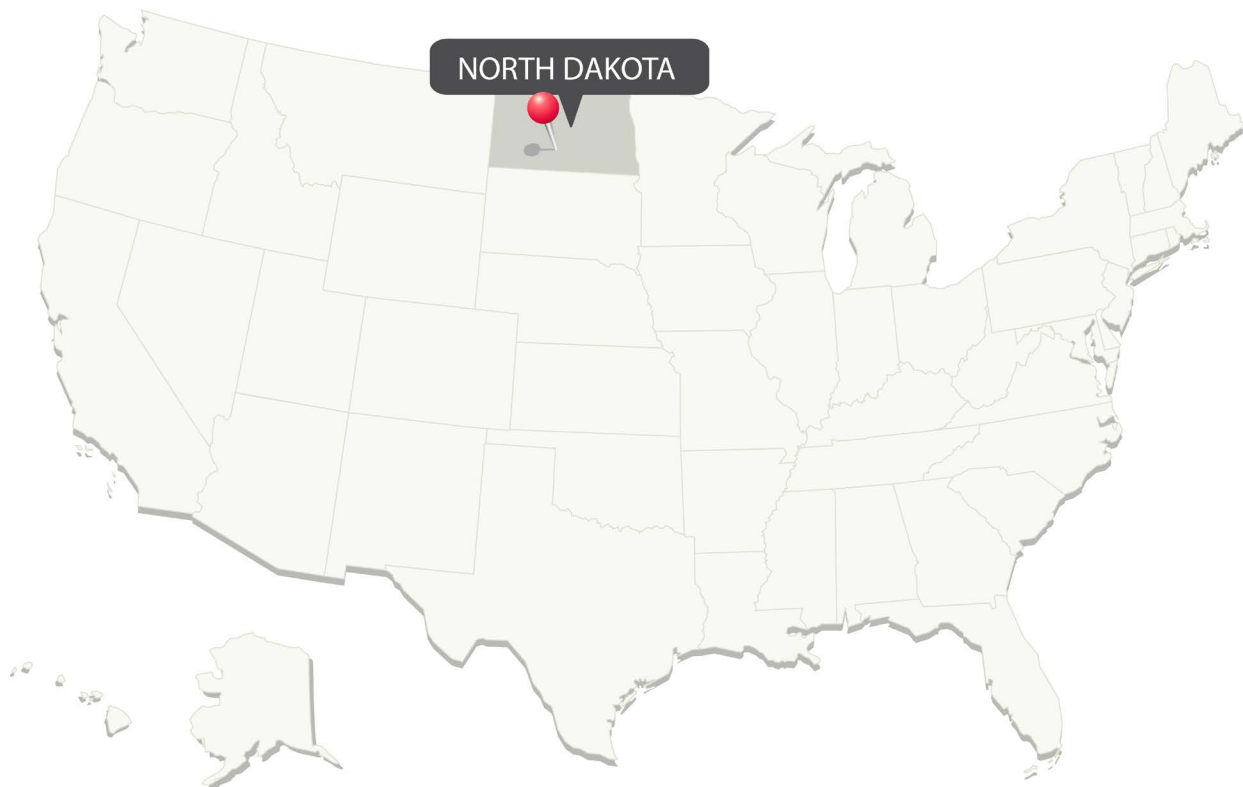
Owner’s Policy Premium	Buyer pays
Loan Policy Premium	Buyer pays
Title Search & Examination	Buyer pays
Survey Charges	Buyer pays; sometimes negotiated
Deed Transfer Tax	Seller pays
Mortgage Tax	Not applicable
Closing Fees	Negotiable
Recording Fees	Buyer pays to record Deed and Mortgage Seller pays to record documents to remove encumbrances



Title Insurance Rates	Filed
Form of Conveyance	Warranty Deed
State Encumbrance Forms	Mortgage; Deed of Trust (rare)
Customary Closing Entity	Title or escrow company; lender; attorney
Commitment Issued? Duration?	Yes. 6 months.
When is Invoice Issued?	With Commitment
Deed Transfer Tax?	No
Mortgage Tax?	No
Leasehold Tax?	No

CUSTOMARY FEE SPLITS

Owner's Policy Premium	Buyer pays
Loan Policy Premium	Buyer pays
Title Search & Examination	Seller pays
Survey Charges	Buyer pays; sometimes negotiated
Deed Transfer Tax	Not applicable
Mortgage Tax	Not applicable
Closing Fees	Buyer pays
Recording Fees	Buyer pays to record Mortgage Seller pays to record Deed and documents to remove encumbrances



Title Insurance Rates	Filed
Form of Conveyance	Warranty Deed; Limited Warranty Deed; Quitclaim Deed; Fiduciary Deed
State Encumbrance Forms	Mortgage
Customary Closing Entity	Title or escrow company; title agent; others
Commitment Issued? Duration?	Yes. 6 months.
When is Invoice Issued?	With Commitment
Deed Transfer Tax?	Yes, Real Property Conveyance Tax
Mortgage Tax?	No
Leasehold Tax?	No

CUSTOMARY FEE SPLITS

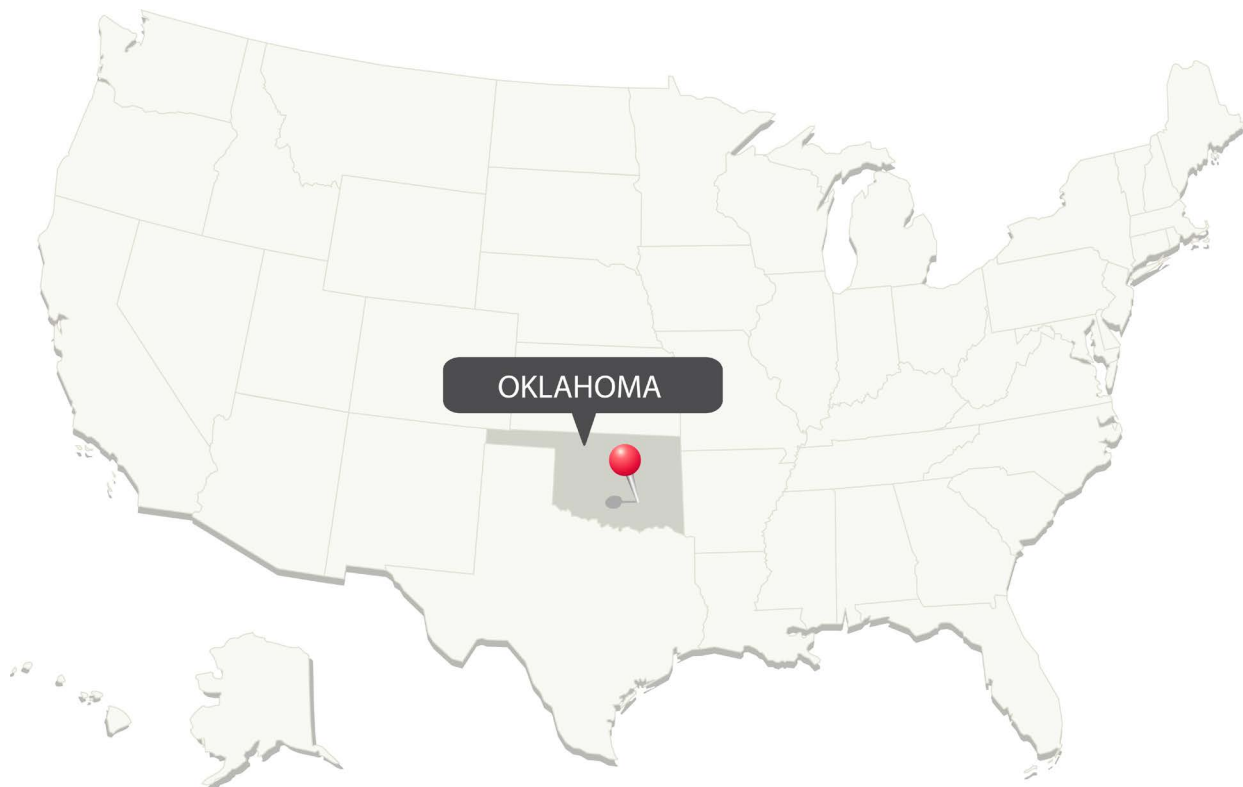
Owner’s Policy Premium	Negotiable; usually divided equally
Loan Policy Premium	Buyer pays
Title Search & Examination	Seller pays
Survey Charges	Buyer pays; sometimes negotiated
Deed Transfer Tax	Seller pays
Mortgage Tax	Not applicable
Closing Fees	Negotiable; usually divided equally
Recording Fees	Buyer pays to record Deed and Mortgage Seller pays to record documents to remove encumbrances



Title Insurance Rates	Not filed
Form of Conveyance	Warranty Deed; Quitclaim Deed (rare, requires underwriter approval)
State Encumbrance Forms	Real Estate Mortgage; Power of Sale Mortgage (rare)
Customary Closing Entity	Title or escrow company; others
Commitment Issued? Duration?	Yes. 180 days from date of abstract certification.
When is Invoice Issued?	With Commitment or at closing
Deed Transfer Tax?	Yes, Documentary Stamp Tax
Mortgage Tax?	Yes
Leasehold Tax?	No

CUSTOMARY FEE SPLITS

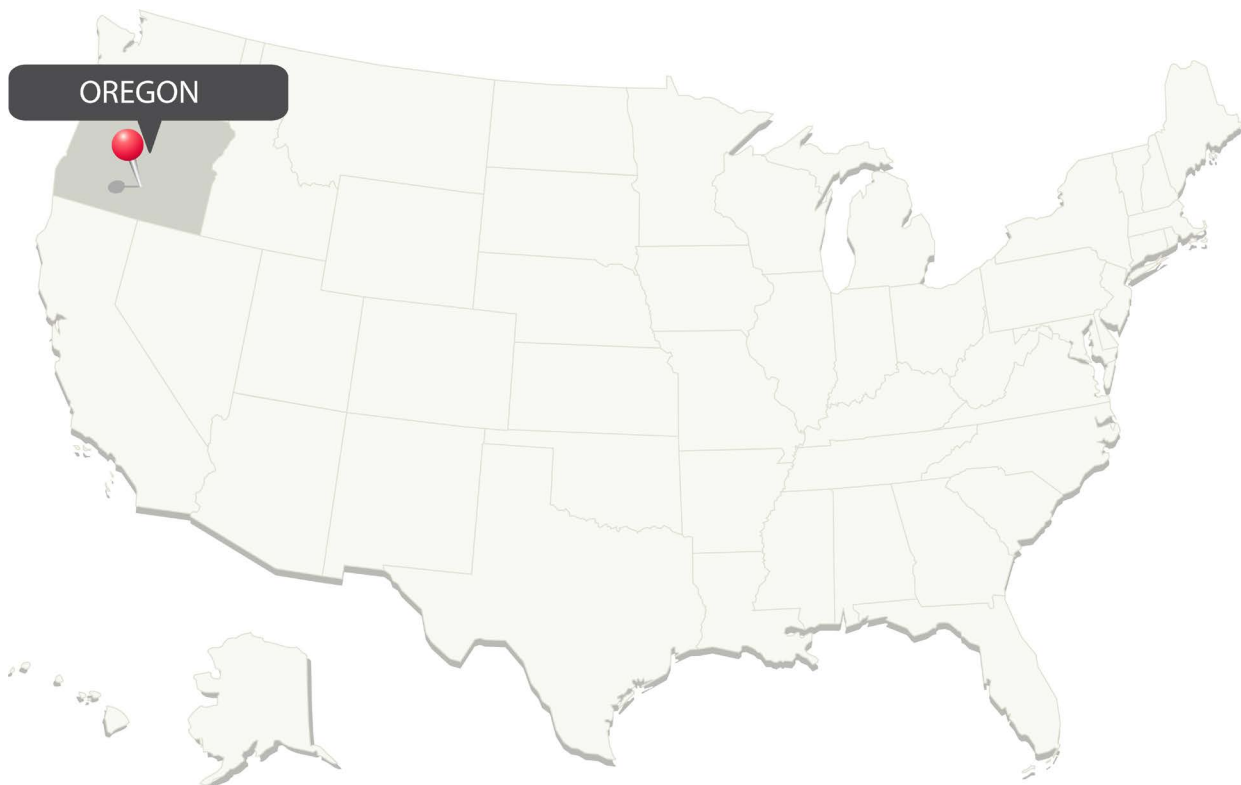
Owner’s Policy Premium	Buyer pays
Loan Policy Premium	Buyer pays
Title Search & Examination	Buyer pays for exam; Seller pays for the abstracting
Survey Charges	Buyer pays; sometimes negotiated
Deed Transfer Tax	Seller pays
Mortgage Tax	Buyer pays
Closing Fees	Negotiable; usually divided equally
Recording Fees	Buyer pays to record Deed and Mortgage Seller pays to record documents to remove encumbrances



Title Insurance Rates	Title Insurance rates are filed with State rating organization
Form of Conveyance	Statutory Deeds: Warranty, Special Warranty, Bargain and Sale; Quitclaim with underwriter approval
State Encumbrance Forms	Deed of Trust; Mortgage (rare); Contract of Sale
Customary Closing Entity	Licensed escrow agent; title company with escrow license
Commitment Issued? Duration?	Preliminary Title Report is customary; Commitment available upon request for charge. 90 days.
When is Invoice Issued?	At closing
Deed Transfer Tax?	No, except Washington County
Mortgage Tax?	No
Leasehold Tax?	No

CUSTOMARY FEE SPLITS

Owner’s Policy Premium	Seller customarily pays. Buyer customarily pays for extended coverage and endorsements
Loan Policy Premium	Buyer pays
Title Search & Examination	Fees included in premium; additional charge for additional chain searches
Survey Charges	Buyer pays
Deed Transfer Tax	No tax except in Washington County where it is divided equally
Mortgage Tax	Not applicable
Closing Fees	Usually divided equally
Recording Fees	Buyer pays to record Deed and Mortgage Seller pays to record documents to remove encumbrances



Title Insurance Rates	Filed
Form of Conveyance	Special Warranty Deed; General Warranty Deed
State Encumbrance Forms	Mortgage
Customary Closing Entity	Title company; others
Commitment Issued? Duration?	Yes. 6 months.
When is Invoice Issued?	PA is an all-inclusive rate state. Premium is paid at closing and there is no separate charge for the title commitment. A fee is charged if cancelled.
Deed Transfer Tax?	Yes, Realty Transfer Tax (state and local municipalities)
Mortgage Tax?	No
Leasehold Tax?	Yes, Realty Transfer Tax applies to leases if the term (including options to renew) is 30 years or longer.

CUSTOMARY FEE SPLITS

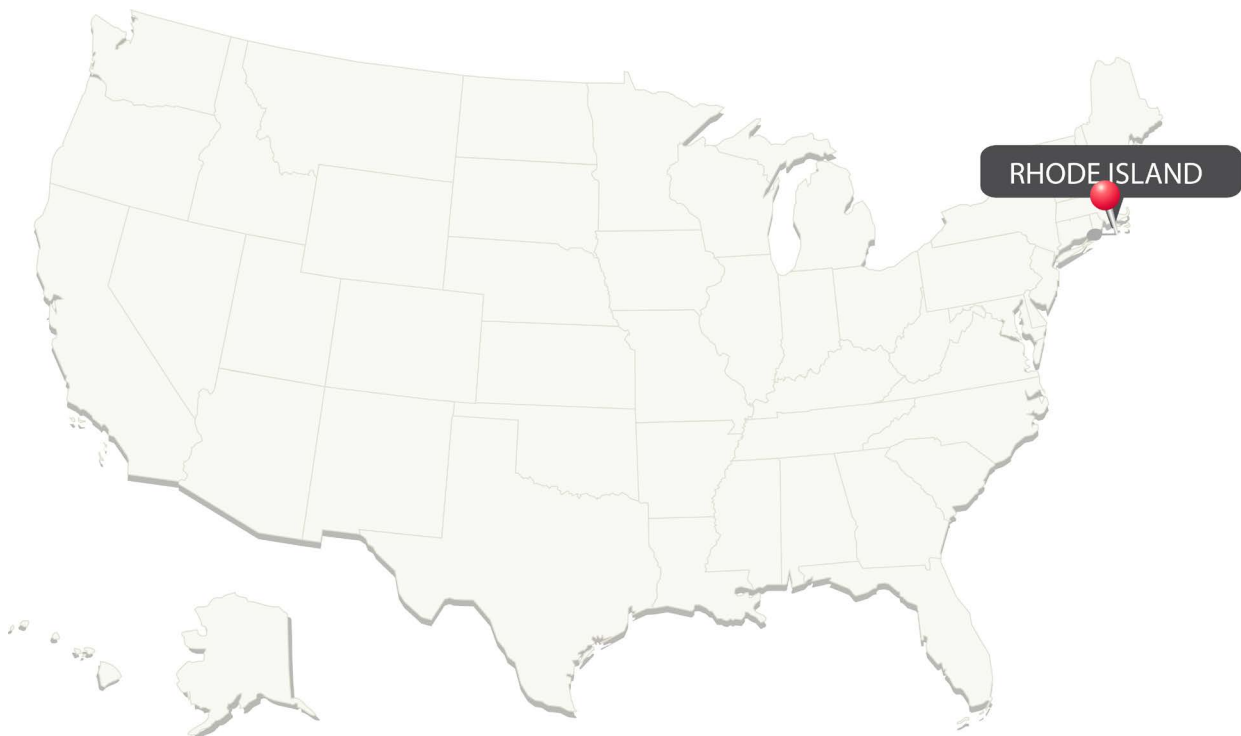
Owner's Policy Premium	Buyer pays
Loan Policy Premium	Buyer pays
Title Search & Examination	Included in premium
Survey Charges	Buyer pays
Deed Transfer Tax	Divided equally
Mortgage Tax	Not applicable
Closing Fees	Generally included in premium
Recording Fees	Buyer pays to record Deed and Mortgage Seller pays to record documents to remove encumbrances



Title Insurance Rates	Filed
Form of Conveyance	Warranty Deed; Quitclaim Deed; Bargain & Sale Deed
State Encumbrance Forms	Mortgage
Customary Closing Entity	Attorney; title company
Commitment Issued? Duration?	Yes. 6 months.
When is Invoice Issued?	With Commitment or at closing
Deed Transfer Tax?	Yes, Real Estate Conveyance Tax
Mortgage Tax?	No
Leasehold Tax?	No

CUSTOMARY FEE SPLITS

Owner’s Policy Premium	Buyer pays
Loan Policy Premium	Buyer pays
Title Search & Examination	Buyer pays
Survey Charges	Buyer pays
Deed Transfer Tax	Seller pays unless otherwise agreed upon between parties
Mortgage Tax	Not applicable
Closing Fees	Buyer pays
Recording Fees	Buyer pays to record Deed and Mortgage Seller pays to record documents to remove encumbrances



Title Insurance Rates	Filed
Form of Conveyance	General Warranty Deed
State Encumbrance Forms	Mortgage
Customary Closing Entity	Attorney
Commitment Issued? Duration?	Yes. 6 months.
When is Invoice Issued?	With Commitment
Deed Transfer Tax?	Yes, Deed Recording Fee
Mortgage Tax?	No
Leasehold Tax?	No

CUSTOMARY FEE SPLITS

Owner’s Policy Premium	Buyer pays
Loan Policy Premium	Buyer pays
Title Search & Examination	Buyer pays
Survey Charges	Buyer pays; sometimes negotiated
Deed Transfer Tax	Seller pays
Mortgage Tax	Not applicable
Closing Fees	Buyer pays
Recording Fees	Buyer pays



Title Insurance Rates	Filed
Form of Conveyance	Warranty Deed
State Encumbrance Forms	Mortgage
Customary Closing Entity	Title or escrow company; lender; attorney
Commitment Issued? Duration?	Yes. 6 months.
When is Invoice Issued?	With Commitment
Deed Transfer Tax?	Yes, Real Estate Transfer Tax
Mortgage Tax?	No
Leasehold Tax?	No

CUSTOMARY FEE SPLITS

Owner’s Policy Premium	Divided Equally
Loan Policy Premium	Buyer pays
Title Search & Examination	Buyer pays or included in premium
Survey Charges	Buyer pays; sometimes negotiated
Deed Transfer Tax	Seller pays
Mortgage Tax	Not applicable
Closing Fees	Seller pays
Recording Fees	Buyer pays to record Mortgage Seller pays to record Deed and documents to remove encumbrances



Title Insurance Rates	Filed
Form of Conveyance	Warranty Deed; Quitclaim Deed
State Encumbrance Forms	Deed of Trust; Mortgage (rare)
Customary Closing Entity	Title or escrow company; attorney
Commitment Issued? Duration?	Yes. 90 days (can be extended).
When is Invoice Issued?	With Commitment or at closing
Deed Transfer Tax?	Yes
Mortgage Tax?	Yes
Leasehold Tax?	No

CUSTOMARY FEE SPLITS

Owner’s Policy Premium	Negotiable
Loan Policy Premium	Buyer pays
Title Search & Examination	Negotiable; some counties include in premium
Survey Charges	Negotiable
Deed Transfer Tax	Buyer pays
Mortgage Tax	Buyer pays
Closing Fees	Divided equally
Recording Fees	Buyer pays



Title Insurance Rates	Promulgated Rate by State Insurance Department
Form of Conveyance	General Warranty Deed; Special Warranty Deed
State Encumbrance Forms	Vendor’s Lien retained in Deed; Deed of Trust
Customary Closing Entity	Title company; attorney
Commitment Issued? Duration?	Yes. 90 days.
When is Invoice Issued?	At closing
Deed Transfer Tax?	No
Mortgage Tax?	No
Leasehold Tax?	No

CUSTOMARY FEE SPLITS

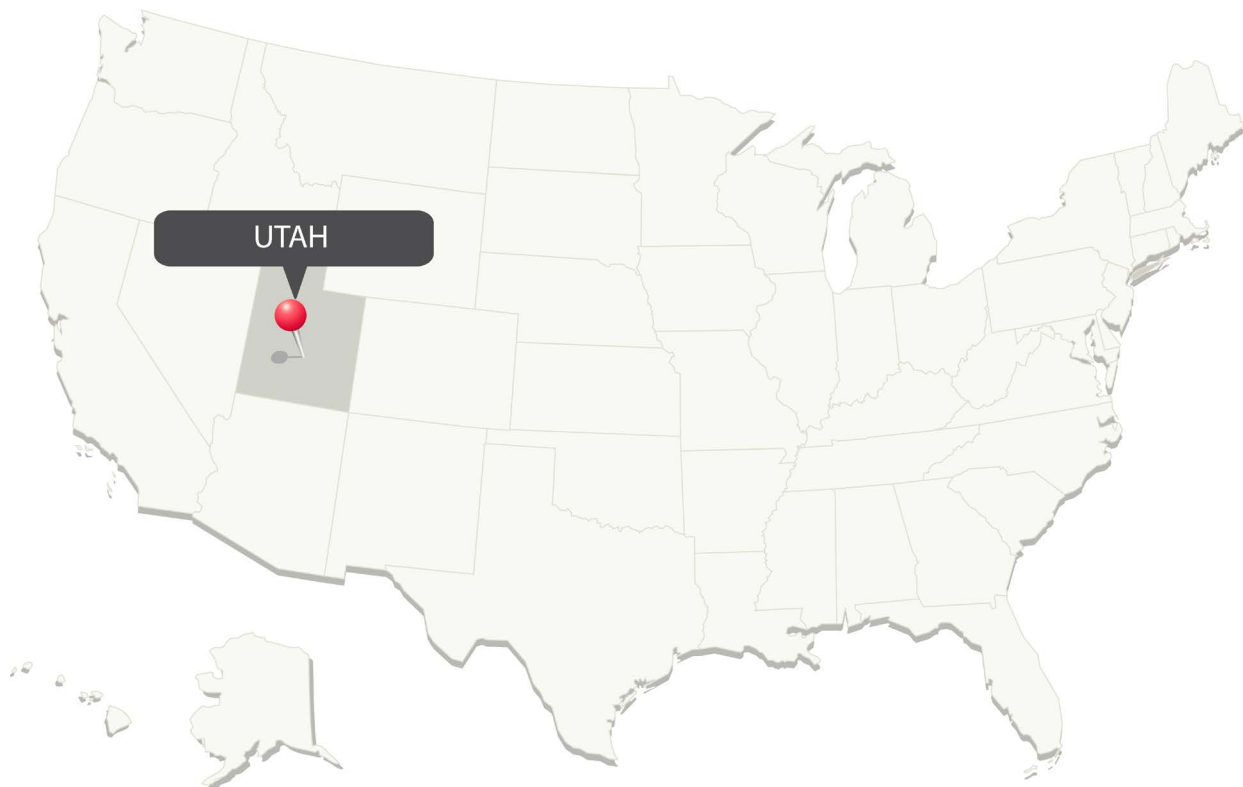
Owner’s Policy Premium	Seller pays
Loan Policy Premium	Buyer pays
Title Search & Examination	Included in premium
Survey Charges	Negotiable (unless residential loan requirements state otherwise)
Deed Transfer Tax	Not applicable
Mortgage Tax	Not applicable
Closing Fees	Negotiable
Recording Fees	Negotiable; Buyer typically pays to record Mortgage and Seller pays to record Deed and documents to remove encumbrances



Title Insurance Rates	Filed
Form of Conveyance	Warranty Deed; Special Warranty Deed
State Encumbrance Forms	Mortgage; Deed of Trust
Customary Closing Entity	Title or escrow company
Commitment Issued? Duration?	Yes. 6 months.
When is Invoice Issued?	At closing; sometimes when policy issues
Deed Transfer Tax?	No
Mortgage Tax?	No
Leasehold Tax?	No

CUSTOMARY FEE SPLITS

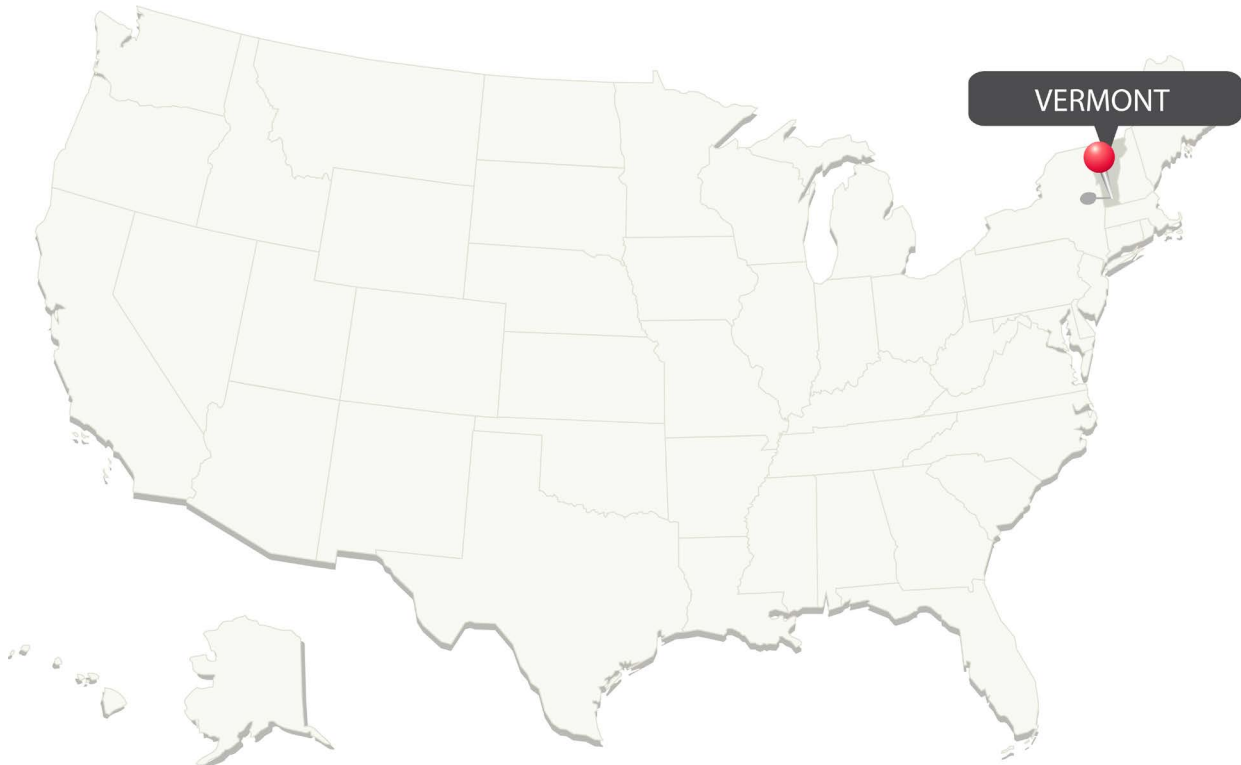
Owner’s Policy Premium	Seller pays, negotiable by contract
Loan Policy Premium	Buyer pays, negotiable by contract
Title Search & Examination	Included in premium
Survey Charges	Buyer pays, negotiable by contract
Deed Transfer Tax	Not applicable
Mortgage Tax	Not applicable
Closing Fees	Divided equally or by contract
Recording Fees	Negotiable by contract; Buyer usually pays to record Deed and Mortgage and Seller pays to record documents to remove encumbrances



Title Insurance Rates	Filed
Form of Conveyance	Warranty Deed; Quitclaim Deed; Fiduciary's Deed with a license to sell
State Encumbrance Forms	Mortgage Deed
Customary Closing Entity	Attorney; paralegal (under direct supervision of attorney in ministerial manner)
Commitment Issued? Duration?	Almost always. 6 months.
When is Invoice Issued?	With Commitment
Deed Transfer Tax?	Yes, Property Transfer Tax
Mortgage Tax?	No
Leasehold Tax?	No, if less than 50 years

CUSTOMARY FEE SPLITS

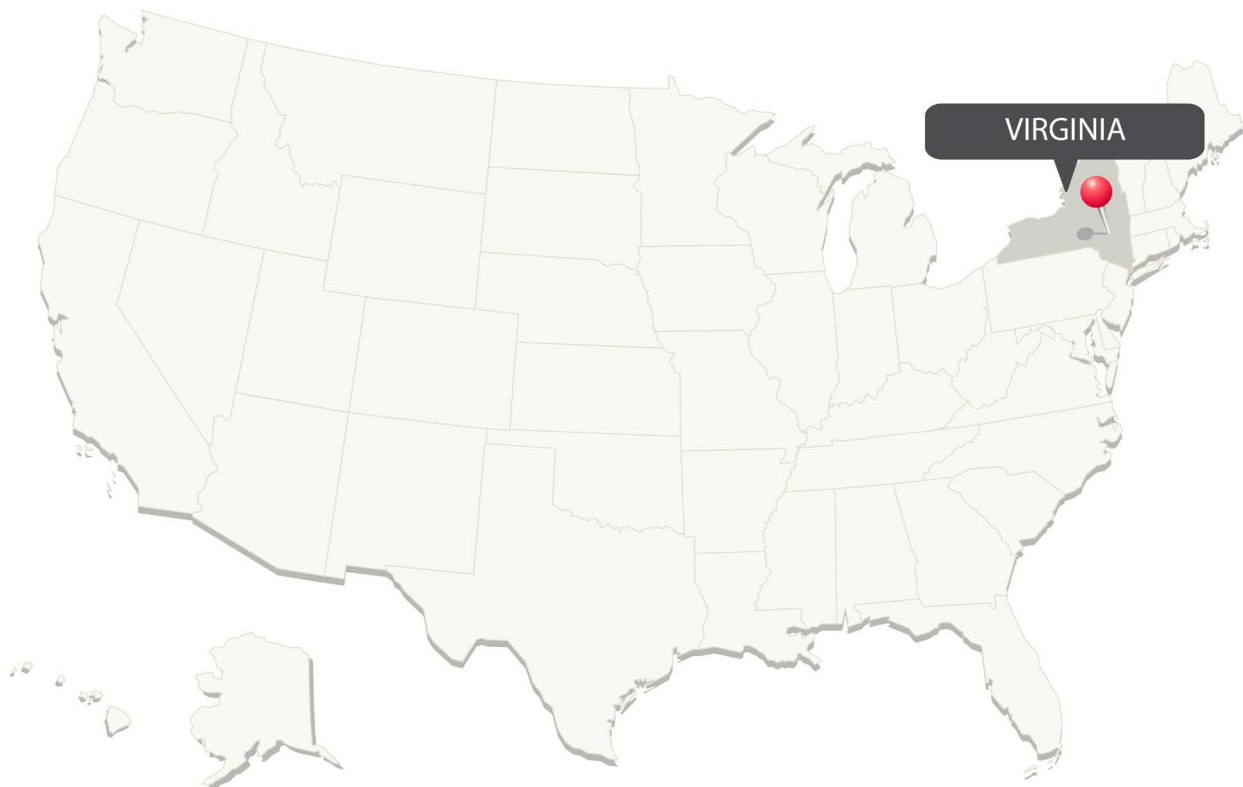
Owner's Policy Premium	Buyer pays
Loan Policy Premium	Buyer pays
Title Search & Examination	Buyer pays
Survey Charges	Buyer pays
Deed Transfer Tax	Buyer pays; sometimes negotiated
Mortgage Tax	Not applicable
Closing Fees	Negotiable
Recording Fees	Negotiable; Buyer usually pays to record Deed and Seller pays to record title clearance documents such as Mortgage and Lien Release



Title Insurance Rates	Not filed, but are required to be published
Form of Conveyance	General Warranty Deed; Special Warranty Deed
State Encumbrance Forms	Deed of Trust
Customary Closing Entity	Attorney; title company; bank
Commitment Issued? Duration?	Yes. 6 months.
When is Invoice Issued?	With Commitment
Deed Transfer Tax?	Yes, state/local Grantee Tax; Grantor Tax
Mortgage Tax?	Yes, state/local Grantee Tax
Leasehold Tax?	Yes, state, city, county taxes may apply

CUSTOMARY FEE SPLITS

Owner’s Policy Premium	Buyer pays; can be negotiated
Loan Policy Premium	Buyer pays; can be negotiated
Title Search & Examination	Buyer pays; can be negotiated
Survey Charges	Buyer pays; sometimes negotiated
Deed Transfer Tax	Buyer: state/local Grantee Tax; Seller: Grantor Tax
Mortgage Tax	Buyer pays
Closing Fees	Negotiable; usually split
Recording Fees	Buyer pays clerk’s fees Seller pays fees to release prior liens of record



Title Insurance Rates	Filed
Form of Conveyance	Statutory Deeds: Warranty, Bargain and Sale, Quitclaim; other non-statutory and special deeds
State Encumbrance Forms	Deed of Trust; Mortgage; Long Term Real Estate Contract (Seller financing)
Customary Closing Entity	Attorney; Licensed Limited Practice Officer (LPO)
Commitment Issued? Duration?	Yes. 6 months.
When is Invoice Issued?	At closing
Deed Transfer Tax?	Yes, Real Estate Excise Tax
Mortgage Tax?	No
Leasehold Tax?	No, but lessee-owned improvements may be taxed

CUSTOMARY FEE SPLITS

Owner's Policy Premium	Seller: standard coverage Buyer: endorsements, extended coverage
Loan Policy Premium	Buyer pays
Title Search & Examination	Included in premium. Additional work charge may apply depending on complexity of the examination.
Survey Charges	Buyer pays; sometimes negotiated
Deed Transfer Tax	Seller's obligation; Buyer can pay if tax amount is added to taxable sales price
Mortgage Tax	Not applicable
Closing Fees	Divided equally; can be varied by agreement
Recording Fees	Buyer pays



Title Insurance Rates	Filed
Form of Conveyance	General Warranty Deed; Special Warranty Deed; Quitclaim Deed
State Encumbrance Forms	Deed of Trust; Mortgage (rare)
Customary Closing Entity	Attorney
Commitment Issued? Duration?	Yes. 6 months.
When is Invoice Issued?	With Commitment
Deed Transfer Tax?	Yes, state/county Excise Tax
Mortgage Tax?	No
Leasehold Tax?	No

CUSTOMARY FEE SPLITS

Owner’s Policy Premium	Buyer pays
Loan Policy Premium	Buyer pays
Title Search & Examination	Buyer pays
Survey Charges	Buyer pays; sometimes negotiated
Deed Transfer Tax	Seller’s obligation but Buyer can pay
Mortgage Tax	Not applicable
Closing Fees	Buyer pays; sometimes negotiated
Recording Fees	Buyer pays to record Deed and Mortgage Seller pays to record documents to remove encumbrances



Title Insurance Rates	Filed
Form of Conveyance	Warranty Deed; Installment Land Contracts
State Encumbrance Forms	Mortgage
Customary Closing Entity	Title or escrow company; others
Commitment Issued? Duration?	Yes. 180 days.
When is Invoice Issued?	With Commitment
Deed Transfer Tax?	Yes, Real Estate Transfer Fee
Mortgage Tax?	No
Leasehold Tax?	No, if less than 99 years

CUSTOMARY FEE SPLITS

Owner’s Policy Premium	Seller pays
Loan Policy Premium	Buyer pays. Standard residential contract requires seller to provide a “gap” endorsement, the cost to be agreed upon by the parties.
Title Search & Examination	Included in premium
Survey Charges	Negotiable
Deed Transfer Tax	Seller pays
Mortgage Tax	Not applicable
Closing Fees	Buyer pays loan closing fees; Seller pays Deed closing fees
Recording Fees	Buyer pays to record Deed and Mortgage Seller pays to record documents to remove encumbrances



Title Insurance Rates	Filed
Form of Conveyance	Warranty Deed; Quitclaim Deed
State Encumbrance Forms	Mortgage “with Power of Sale”; Trust Deed (rare)
Customary Closing Entity	Title or escrow company; attorney; others
Commitment Issued? Duration?	Yes. 6 months (can be extended).
When is Invoice Issued?	With Commitment
Deed Transfer Tax?	No
Mortgage Tax?	No
Leasehold Tax?	No

CUSTOMARY FEE SPLITS

Owner’s Policy Premium	Seller pays
Loan Policy Premium	Buyer pays
Title Search & Examination	Included in premium
Survey Charges	Negotiable
Deed Transfer Tax	Not applicable
Mortgage Tax	Not applicable
Closing Fees	Divided equally
Recording Fees	Buyer pays to record Mortgage Seller pays to record Deed





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