

Title Charges

Service	Description	Cost
Recording Service Fee	Per Document	\$25
Record and Return Fee	Document Return Post Closing	\$25
Transfer Document Preparation	All New York State Counties	\$175
Bankruptcy Search	Per name	\$30
Patriot Search	Per name	\$30
Certificate of Good Standing	Certification of good standing within the state	\$140-\$180
Certified Copies of Documents	Price varies by page count	\$50+
Co-op w/out Insurance	Includes open mortgages, judgments (county), liens, UCC's (county), bankruptcies vs. seller, buyer & cooperative	\$375
Copies of Documents	Price varies by page count	\$50+
Corporate Franchise Tax	Per Corporation	\$150-\$200
Extended Exam Fee	Charged for Large Examinations (long deed chains, high ECB count, etc.)	\$50+
Additional Lot Exam Fee	Exam Fee for Additional Lot	\$450
Full Municipal Search (5 Boroughs)	Includes H & B, Fire Violation, Certificate of Occupancy, Street, ER, and Sidewalk	\$450
Additional Judgment & Lien Search (per name)	Includes judgments, liens, ECBs, TABs, PVBs, Lis Pendens	\$35-\$50
Litigation Search	Per name	\$70-\$100
Single Municipal Search	Actual Cost (varies by county) plus service fee	\$40+
Additional Surrogates	Per name / Per county	\$150
Additional Tax Search	Shows current year open and paid taxes	\$35
UCC Search (State and/or County)	Provides Filing Information, per name or property	\$35-\$50

Nassau County Recording Charges

Service	Description	Cost
Deed (3 pages)	Residential Property (1 to 3 family). Includes tax map verification fee of \$355	\$970
Deed (3 pages)	Commercial property (All other property types). Includes tax map verification fee of \$355	\$1,095
Mortgage (35 pages)	Plus Mortgage Recording Tax. \$5 per additional page	\$1,000
Power of Attorney (8 pages)	Includes tax map verification fee of \$355	\$870
Power of Attorney (8 pages)	Recorded without Section Block and Lot	\$250
Sat's/Assignments (2 pages)	Includes tax map verification fee of \$355	\$835
UCC's	Filed against real property only	\$450
	Tax Map Verification Fee of \$355 included / Additional Block fee is \$300	
	Any Lot not in a group will be charged and Additional \$355	

Suffolk County Recording Charges

Service	Description	Cost
Deed (3 pages)	Residential Property (1 to 3 family)	\$520
Deed (3 pages)	Commercial property (All other property types)	\$645
Mortgage (35 pages)	Includes mortgage verification fee of \$200	\$745
Power of Attorney (8 pages)	Includes mortgage verification fee of \$200	\$375
Sat's/Assignments (2 pages)	Includes mortgage verification fee of \$200	\$585
UCC's	Filing against Real Property only	\$150
	Mortgage Verification Fee of \$200 is included / Additional Lot fee is \$200	

Standard Recording Charges (All Other Counties)

Service	Description	Cost
Deed (3 pages)	Residential Property (1 to 3 family)	\$350
Deed (3 pages)	Commercial property (All other property types)	\$475
Filing Misc. Items	Satisfaction of Judgment,	50+
Mortgage (35 pages)	Plus Mortgage Recording Tax (Varies by County)	\$300
Power of Attorney (8 pages)		\$175
Preparation of Transfer Tax Forms		\$175
RPT Filing Fee (for Co-op)		\$200
Sat's/Assignments (2 pages)		\$175
UCC's	State or County	\$150