



55 West 39th Street
9th floor
New York, NY 10018
Phone: (212) 651-1200
Fax: (212) 651-1201

Services Fee Schedule

12/24 month chain of title letter	\$ 50	
Abstract fee (zone 1 counties only)	\$ 250	
Assignment – fee to obtain	\$ 400	
Attorney's search/last owner open liens (inc tax srch)	\$ 350	Per lot
Bankruptcy search	\$ 30	Per name
Coop search	\$ 275	(Includes 1 contin)
Deed preparation	\$ 250	
Fedex fee	\$ 15	Per package
Foreclosure guarantee	\$ 500	
Landmark search	\$ 45	
Landmark violation search	\$ 70	
Last owner & copy of deed	\$ 50 \$ 70	(Westchester & Suffolk County)
Last owner and open leases	\$ 50	Minimum
Last owner and open liens & mtgs	\$ 355 \$ 300	Tax Search included No Tax Search included
Mechanic's lien foreclosure search (incl taxes)	\$ 500	
Municipal searches	\$ 245 \$ 345 \$ 395	Nassau & suffolk co. (res./comm.) Nyc residential (standard) Nyc commercial (standard)
Patriot search	\$ 25	Per name
Survey inspection	\$ 120 \$ 175	Nyc Outside nyc
Tax search	\$ 55	Per lot
Ucc search	\$ 45 \$ 45 \$ 80	Per name (albany) (secretary of state) County Delaware
Zoning lot certification	\$ 750	Per lot
Zoning lot description and ownership statement	\$ 75	
Zoning search	\$ 25	Per lot

Filing fees

Building Loan Agreement	\$ 100
Cancellation of Lis Pendens	\$ 75
Satisfaction of Judgment	\$ 50
Lis Pendens & Complaint w/ contin	\$ 70
Stipulation of Discontinuance	\$ 75
Mechanics Lien	\$ 85
Satisfaction of Mechnics Lien	\$ 50
Bonds	\$ 260 (NYC only) \$ 50

Note: As of September 1, 2010 NYS imposed a Sales Tax for certain informational services.

*These fees are being disclosed as a part of the DFS regulatory requirements as stated in (Section 35.6 (b))
This is a disclosure of our estimated fees which may or may not be applicable to your transaction.
These are not all fees that your transaction may be subject to, however they are the predominant fees*



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Recording Flat Fees

DEED (1 PAGE, 1 LOT)	\$ 270 \$ 395 \$ 420 \$ 545 \$ 335 \$ 460	Residential 1 – 3 Commercial & all others Nassau Residential 1 – 3 ** Nassau Commercial & all others ** Suffolk Residential 1 – 3 Suffolk Commercial & all others
E-Tax Preparation –Single Member LLC & Individuals E-Tax Preparation- Multiple Members LLC & Partnerships	\$ 150 \$ 250	
Mortgage	\$ 220 \$ 410 \$ 370 \$ 420 \$ 285 \$ 335	Residential Commercial & all others (based on 65 pages) Nassau Residential 1 – 3 ** Nassau Commercial & all others ** Sufflok Residential 1 – 3 Commercial & all others
Assignment	\$ 120 \$ 150 \$ 270 \$ 300 \$ 185 \$ 215	(+ \$20 for each add'l mtg recited) Residential (+ \$20 for each add'l mtg recited) Commercial Nassau Residential 1 – 3 ** Nassau Commercial & all others ** Suffolk Residential 1 - 3 Suffolk Commercial & all others
Consolidation Modification	\$ 270 \$ 470 \$ 420 \$ 470 \$ 335 \$ 385	Residential Commercial & all others (based on 75 pages) Nassau Residential 1 – 3 ** Commercial & all others Suffolk Residential 1 – 3 Suffolk Commercial & all others
255 / 275 / 339 Affidavit etc.	\$ 45	
Satisfaction (1 page, 1 mortgage recited)	\$ 120 \$ 270 \$ 300 \$ 185 \$ 215	+ \$5 per add'l page and \$50 each add'l mtg recited Nassau Residential 1 – 3 ** Nassau Commercial & all others ** Suffolk Residential 1 – 3 Suffolk Commercial & all others
Other Documents	\$ 125 \$ 270	+ \$5 per side Suffolk & Nassau + \$5.00 per page
UCC Filing Fee (County)	\$ 120 \$ 270 \$ 300 \$ 185 \$ 215	\$120 w/attachments Nassau Residential 1 – 3 ** Nassau Commercial & all others ** Suffolk Residential 1 – 3 Suffolk Commercial & all others
UCC Filing Fee (NY State) (STD Form Only)	\$ 120 \$ 270 \$ 300 \$ 185 \$ 215	With attachments (including block/lot & 2 debtors) Nassau Residential 1 – 3 Nassau Commercial & all others Suffolk Residential 1 – 3 Suffolk Commercial & all others
UCC Filing Fee	\$ 175 \$ 90	DE State CT State
Power of Attorney	\$ 140 \$ 295 \$ 205	Nassau Suffolk
File Coop Transfer Documents	\$ 75	
Escrow Service Setup Fee	\$ 50	
Zoning Lot Certification (Exhibit I & III) Recording	\$ 150	

***Affidavit is recorded along with document**

Note: As of March 1, 2015 Nassau County has imposed an additional \$75.00 Tax Map Verification fee to each recordable document

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