

TITLE COMPANIES & CLOSING COSTS

In Ohio and most of the United States, a title company is required to insure property, transfer title and handle the escrow and settlement of real estate. The title insurance company plays a very important role when selling, buying or refinancing real estate. The title company should always be an impartial third party between the buyer and the seller.

CHOOSING A TITLE COMPANY

Real Estate business practices in America empower realtors and mortgage lenders to choose settlement service providers at *your expense*. THEY PICK. YOU PAY.

In reality, you and your buyer should mutually agree on a title company that will handle the title and escrow for your home. This decision is not up to anyone but you and the buyer. There are state laws in Ohio that prohibit realtors from directly steering consumer's to a title and escrow settlement company of their choice at your expense.

As consumer advocates, Mount Morris Title Agency, LLC strives to educate and protect buyers and sellers from unnecessary and sometimes inflated closing costs and hidden fees that other title companies may charge especially title companies that are affiliated with Realtors, Lenders and Brokers.

We realize that there are hundreds of title companies that can handle the title and escrow of your home - but Mount Morris Title Agency, LLC provides a high degree of personal service. We are experts in working with buyers and sellers that are not represented by realtors.

Above and beyond our personal and expert service **we offer the lowest closing costs for both buyers and sellers compared to other title companies in the northeast Ohio area**, including title companies that are affiliated with realty companies. We are a consumer driven title company that is independently owned and operated and our customer is YOU, not the realtor, not the lender and not the mortgage broker.

CLOSING COSTS

Buyer and Seller BEWARE! Know exactly what you are paying for and more importantly, how much. It is the consumer's right to shop for a title and settlement service provider.

Closing costs should only be quoted by licensed title insurance agents. Title companies can provide an estimated Settlement Statement at your request. Just make sure all the fees are disclosed so there are no surprises at closing.

A discount may apply if you currently have an Owner's Title Policy that is less than 10 years old. We honor all Owner's Policy Discounts. A prior Survey less than 7 years old can also be used for additional savings. These discounts benefit both the buyers and the sellers by lowering the cost of the transaction.

Closing costs can vary for each individual transaction, because they are based on the purchase price of the property.

Please contact Mount Morris Title Agency, LLC for a closing cost quote on your specific property.



2401 Brookpark Rd., Cleveland, OH 44134 • (216) 661-2240 FX (216) 661-2850
www.MountMorrisTitle.com • MT@MountMorrisTitle.com