

REAL ESTATE TRANSFER PROCESS

FOR SALE BY OWNER / RESIDENTIAL

SERVICE PRICE LIST

(As of April 2024)

SERVICE	COST	PAYER
Title Exam Fees for Transfers	\$380	Seller
Title Exam Fees for Refinance	\$380	Borrower
Title Insurance: Loan Policy	\$4.00 per thousand	Buyer
Owner's Policy	\$5.75 per thousand	Buyer / Seller
Escrow Fee - Sale	\$375 / up to \$100,000 \$450 / up to \$200,000 Over \$200,000 is based on sale amount	Buyer / Seller
Escrow Fee - Refinance	\$350 up to \$200,000	Borrower
Typed and/or Written Commitment	\$100	Buyer
Hold Signature/Release Fee	\$50 each item on title	Seller
Wire/Courier/Filing Fee	\$85 / \$150	Buyer / Seller
Mortgage Location Survey	\$230 (approx.) Surveyor's Fee	Buyer
Special Tax Search	\$50	Buyer
Recording Fees	\$34 1st 2 pages / \$8 each addn'l page	Buyer
Transfer Tax based on Sales Price	\$4 per thousand (County Fee)	Seller
Endorsements	As established by State of OH Insurance Commission	Buyer
Deed Preparation (for Closing)	\$95	Seller
Lender Closing Protection Coverage	\$40	Buyer
Closing Protection Coverage	\$15 / \$50 (Lender min. \$40)	Buyer / Seller
Lien Search Exam & Report (current owner)	\$250	Person ordering
Accommodation Deed & Filing	\$275 per document / plus recording	Person ordering



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