

MERIDIAN TITLE & ESCROW, LLC

Schedule of Residential and Commercial Closing and Settlement Fees All Colorado Counties – Effective September 1, 2021

Closing Fee for Residential Real Estate Agent or Broker Facilitated Sale	\$375.00
Closing Fee for Residential Sale with Mobile Notary	\$400.00
Closing Fee for Residential Property Sold by Owner (FSBO)	\$500.00
Closing Fee for Residential Distressed Property Sale	\$1,200.00
a. This charge is applicable to transactions involving short sale, Deed in Lieu of foreclosure or foreclosure	
Split Closing Fee for Separate Buyer and Seller Closings	\$125.00
Lender Closing Fee on First Mortgage Loan Package	\$375.00
Lender Closing Fee on Second Mortgage Loan Package	\$275.00
Lender Disbursement Fee (prepare HUD and disburse only)	\$175.00
Lender Bundled Loan Package – Residential Sale	\$400.00
a. Includes all fees for closing, presentation, release tracking fees, wire fees, courier fees, mail fees, cashier's checks, disbursement, and loan document retrieval fees except tax certificate and recording fees.	
Lender Bundled Loan Package – Residential Refinance	\$400.00
a. Includes all fees for closing, presentation, release tracking fees, wire fees, courier fees, mail fees, cashier's checks, disbursement, and loan document retrieval fees except tax certificate and recording fees.	
Closing Fee for Commercial Sale Transaction	\$600.00
a. Includes all fees for closing, settlement, and supplemental services associated with the sale package except tax certificate and recording fees.	
Closing Fee for Commercial Lender Loan Package	\$550.00
a. Includes all fees for closing, settlement, and supplemental services associated with the lender's loan package except tax certificate and recording fees	
Supplemental Fee for Mobile Notary/Multiple Closing Locations	\$100.00
Supplemental Fee for Issuance of a Cashier's Check	\$10.00
Supplemental Fee for Local Courier Service	\$25.00
Supplemental Fee for Overnight Delivery	\$25.00
Tax Certificate Fee	\$30.00
Supplemental Fee for Wired Transfer of Funds	\$7.00
Supplemental Fee for HOA Document Retrieval	\$125.00
Supplemental Fee for Tracking the Release of Prior Mortgage	\$35.00
Miscellaneous Fee for Additional Labor	\$75.00/Hour
a. Where no other specific closing fee applies for services Requested.	
Written Ownership and Encumbrance Report with Delivery	\$100.00
Electronic Document Recording Fee	\$7.00