

This estimated closing cost sheet has been prepared as a general guide. Some cost may vary. Commercial properties, properties with large numbers of parcels and complicated title examinations can lead to higher cost than what is outlined.

Closing Firm: Sherman & Phalen, LLC
Closing Agent: William Phalen
Phone: 770.579.0109

Title Charges for Georgia Closings:

Title – Settlement Fee: \$645.00
Title – Examination Fee: \$150.00
Title – Closing Protection Letter: \$45.00 - \$50.00
Hayward Title Group - Closing Coordination Fee: \$150.00
Title – Lender's Title Insurance: See rate calculator below
Title – Owner's Title Insurance: See rate calculator below
Rate Calculator – Please use the below link to find rate calculators for Chicago Title, First American Title, and Old Republic Title. Insert the sales price and loan amount. We recommend that you select the enhanced owner's policy.

<http://closingattorneyga.com/title-calculators/>

Estimated Recording Charges: \$70.00

Warranty Deed and Security Deed recordings: \$25 per document
Transfer Tax: \$1.00 per thousand of the sales price
Intangible Tax: \$3.00 per thousand of the loan amount

Second Mortgage

Second mortgage attorney fee: \$250.00

Miscellaneous Buyer Charges (if applicable):

Power of Attorney: \$75.00
Additional Deed: \$75.00 plus recording costs
Redraw Fee: \$200.00; in the event the closing package must be redrawn

Please note that additional settlement and title fees may apply to commercial property.