



THE LAW OFFICE
of
DAVID R. ROCHEFORD, JR., P.C.

Guaranteed Fee Services for Single Family Real Estate Sellers

When selling real estate we know how important it is to you to know your bottom line and control costs. That is why we have committed to provide our clients with an easy and reliable way of making the decision to work with our office. Our fees for the services listed below are guaranteed. You choose what level of service that fits your needs and budget and we perform.

Basic Package

Our basic service package is for sellers who don't require detailed counsel on their transaction but would like the peace of mind of having their contract reviewed prior to signing.

Standard Package

The standard service package provides a more detailed review of the transaction and contract. This package is for sellers looking for legal counsel on the terms of the agreement but don't have a complex transaction that requires in-depth counsel.

Full Package

A full service package provides a comprehensive review of the contract and the transaction. This package provides unlimited calls and e-mails and is appropriate for transactions that won't likely require multiple revisions. It also includes the review of important settlement documents and the preparation of a new deed.

Premium Package

Similar to our full service package, the premium package provides a comprehensive review of the contract and transaction with unlimited calls, e-mails and revisions as well as providing representation at closing and additional document preparation if necessary.

Real Estate Sale Services	Basic	Standard	Full	Premium
Guaranteed Fees	\$175.00	\$325.00	\$600.00	\$725.00
Basic review of standard form MA sale agreement	✓			
Provide generic seller addendum if necessary	✓			
Answer real estate sale and contract questions	✓	✓	✓	✓
Propose contract changes as necessary	✓	✓	✓	✓
Prepare custom sale agreement and addenda as necessary.		✓	✓	✓
Coordinate with real estate agents		✓	✓	✓
General legal counsel on the sale of real estate			✓	✓
Phone Calls up to 15 minutes each	3	6	Unlimited	Unlimited
Brief e-mail exchanges	4	9	Unlimited	Unlimited
Counsel on subsequent changes and revisions	0	3	6	Unlimited
Counsel on contingencies and extensions if necessary			✓	✓
Coordinate and communicate with buyer's attorney or real estate agent			✓	✓
Coordinate and communicate with settlement agent and bank attorney			✓	✓
Review settlement statement and closing documents			✓	✓
Prepare new Deed			✓	✓
Hold funds as escrow agent				✓
Review of proposed offers to purchase				✓
Prepare Specific Powers of Attorney as necessary				✓
Draft/review Use and Occupancy or Escrow Agreement as necessary				✓
Attend Closing				✓

In addition to our packaged services we also offer guaranteed pricing on additional individual services which may not be included in all packages:

Other Service	Fee
Review Standard offer to purchase	\$75.00
Attend closing for seller	\$200.00
Prepare Standard Powers of Attorney	\$125.00
Deed preparation	\$125.00
Deed preparation, and Recording Service	\$145.00
Document Recording Service	\$45.00
Draft Use and Occupancy Agreement	\$125.00
Draft escrow agreement	\$125.00
Hold funds as escrow agent	\$100.00
Counsel on multifamily terms and addendum	\$150.00