



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

## Guaranteed Fee Services for Single Family Real Estate Buyers

We know that purchasing real estate can be a stressful and financially challenging process. That is why we have committed to provide home buyers 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 buyers who don't require detailed counsel on their transaction but would like the peace of mind of having the contract looked at by an attorney before they sign.

### Standard Package

The standard service package provides a more detailed review of the contract as well as proposing changes if necessary. This package is for buyers looking for legal counsel on the terms of the contract 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 along with changes as necessary. 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.

### Premium Package

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

### Settlement and Closing Discount

*If our office will be acting as settlement agent (or closing attorney) for your mortgage lender we offer a substantial discount on our fee, as noted below. Contact our office for details on any of our services.*



<b>Real Estate Purchase Services*</b>	<b>Basic</b>	<b>Standard</b>	<b>Full</b>	<b>Premium</b>
<b>Without Closing/Settlement Services</b>	<b>\$100.00</b>	<b>\$300.00</b>	<b>\$475.00</b>	<b>\$675.00</b>
<b>With Closing/Settlement Services</b>	<b>\$0.00</b>	<b>\$175.00</b>	<b>\$325.00</b>	<b>\$450.00</b>
Basic review of purchase agreement	✓			
Provide generic buyer addendum if necessary	✓			
Access to online Buyer's forms library	✓			
Answer real estate and contract questions	✓	✓	✓	✓
Prepare Declaration of Homestead	✓	✓	✓	✓
Detailed review of purchase agreement		✓	✓	✓
Propose necessary changes to contract		✓	✓	✓
Prepare detailed buyer addendum		✓	✓	✓
Coordinate with real estate agents		✓	✓	✓
Provide general legal counsel on the purchase of real estate			✓	✓
Phone Calls up to 15 minutes each	2	4	Unlimited	Unlimited
Brief e-mail exchanges	4	8	Unlimited	Unlimited
Counsel on subsequent changes and revisions to documents		3	6	Unlimited
Review of addenda and riders to purchase agreement ( <b>Excluding</b> builder warranties, new construction specifications and multi-family terms)			✓	✓
Review terms and issues concerning home inspection			✓	✓
Counsel on contingencies and prepare extensions if necessary	+\$75.00 ea	+\$75.00 ea	✓	✓
Review of standard offer to purchase			✓	✓
Make proposed changes and modifications to contract			✓	✓
Review deed, note, mortgage and Closing Disclosure			✓	✓
Review additional closing documents and disclosures				✓
Track contingency dates				✓
Prepare Specific Powers of Attorney as necessary				✓
Draft/review Use and Occupancy or Escrow Agreement as necessary				✓
Attend Closing				✓

\* Fees for purchase services are in addition to costs associated with your loan closing and closing costs.

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

<b>Other Service</b>	<b>Fee</b>
Review of builder warranty and new construction specifications	<b>\$350.00</b>
Attend closing with or on behalf of buyer/seller	<b>\$250.00 p/h</b>
Detailed review of condominium or association documents	<b>\$850.00</b>
Assistance or review of solar panel agreements or documents (PPA, rental, lease, transfer agreement or UCC releases)	<b>\$475.00</b>
Track contingency dates	<b>\$95.00</b>
Prepare Specific Powers of Attorney	<b>\$125.00</b>
Review deed, note, mortgage and Closing Disclosure/statement	<b>\$150.00</b>
Review Standard Offer to Purchase	<b>\$75.00</b>
Draft Use and Occupancy Agreement	<b>\$175.00</b>
Draft escrow agreement	<b>\$125.00</b>
Hold escrow holdback funds as escrow agent	<b>\$150.00</b>
Counsel on multifamily terms and addendum	<b>\$150.00</b>
Review or draft of additional agreements, extensions, and addenda	<b>\$175.00</b>
Obtain mortgage/lien payoff statement	<b>\$125.00</b>
Document Recording Service	<b>\$50.00</b>
Title clearing services	<b>\$225.00 p/h</b>
Hold <i>initial deposit</i> funds as escrow agent	<b>\$100.00</b>
Deed preparation	<b>\$225.00</b>
Prepare simple Nominee Trust	<b>\$195.00</b>
Prepare standard private Note & Mortgage	<b>\$250.00</b>
Obtain Mortgage Survey/Plot Plan	<b>\$150.00</b>
Obtain Corporate Certificate of Good Standing (Mass.)	<b>\$75.00</b>
Prepare Trustee Certificate	<b>\$125.00</b>
FSBO or no Real Estate Involvement	<b>+\$175.00</b>
<b><i>Rush Premium</i></b> (Applicable if closing within 10 business days of order)	<b>+200.00</b>