



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

Guaranteed Title and Settlement Fee Services for Residential Real Estate Investors and Cash Purchases

We understand the demands of real estate investors and cash purchasers. Knowing your costs up front is critical to deciding if a deal will work or not. That is why we have committed to provide our real estate investor 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

The standard service package provides a full 50 title examination and report, tax information, municipal lien certificate and settlement statement. This will provide the investor with sufficient information to satisfy the transfer of title.

Full Package

Our full service package provides a comprehensive real estate settlement or closing. In addition to the title examination we provide a certificate of title, municipal lien certificate, tax information and full settlement services. This includes providing escrow services, collecting and disbursing funds and recording all necessary documents.

Premium Package

This service includes the Full Service Package and the preparation of a nominee trust or a private note and mortgage.

Owner's Title Insurance Discount

We offer a significant discount when our services are performed in conjunction with the issuance of an Owner's Title Insurance policy.

Plot Plans/Mortgage Surveys

We recommend obtaining a mortgage survey or plot plan on all transactions involving freestanding residential structures, other than condominium units. Surveys can be arranged at an additional expense.

RUSH Order Premiums

Additional fees apply on all transactions scheduled to close within 10 business days from our receipt of order details (fully executed purchase and sale agreement).

Private or Cash Real Estate Investor Settlement Services	Basic	Full	Premium
Discount with the purchase of Owner's Title Insurance	\$500.00	\$995.00 **	\$1,325.00 **
Full Title Examination	✓	✓	✓
Call for Real Estate Tax Information	✓	✓	✓
Obtain Municipal Lien Certificate (Excludes municipal charges)	✓	✓	✓
Prepare Settlement Statement (Using HUD Form-1 or similar)	✓	✓	✓
Review Deed and Seller's Title Documents		✓	✓
Obtain Lien Payoff Information		✓	✓
Collect and Disburse Funds (Payoffs, Commissions, etc.)		✓	✓
Conduct Closing (At our office or Registry of Deeds)		✓	✓
Record Necessary Documents (Excludes State recording fees)		✓	✓
Provide Title Insurance Policy (Upon payment of policy premium)		✓	✓
Phone Calls up to 15 minutes each	2	5	Unlimited
Brief e-mail exchanges	4	9	Unlimited
Prepare Simple Nominee Trust			✓
Prepare standard private Note & Mortgage			✓
Hold <i>initial deposit</i> funds as escrow agent			✓
Rush Premium (Applicable if closing within 10 business days of order)	+\$195.00	+\$195.00	+\$195.00
Foundation Plot Plan (Recommended on all freestanding residential dwellings)		+\$150.00	+\$150.00
Waiver of Owner's Title Insurance Policy	N/A	+175.00	+175.00

** The cost of the Owner's Title Insurance premium is in addition to the fee listed above and is based on the purchase price of the real estate. Call for quote.

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 of builder warranty and new construction specifications	\$350.00
Attend closing with or on behalf of buyer/seller	\$250.00 p/h
Detailed review of condominium or association documents	\$850.00
Detailed review of solar panel rental or lease agreements	\$375.00
Track contingency dates	\$95.00
Prepare Specific Powers of Attorney	\$125.00
Review deed, note, mortgage and Closing Disclosure/statement	\$150.00
Review Standard Offer to Purchase	\$75.00
Draft Use and Occupancy Agreement	\$175.00
Draft escrow agreement	\$125.00
Hold escrow holdback funds as escrow agent	\$150.00
Counsel on multifamily terms and addendum	\$150.00
Review or draft of additional agreements, extensions, and addenda	\$175.00
Obtain mortgage/lien payoff statement	\$125.00
Document Recording Service	\$50.00
Title clearing services	\$225.00 p/h
Hold <i>initial deposit</i> funds as escrow agent	\$100.00
Deed preparation	\$150.00
Prepare simple Nominee Trust	\$195.00
Prepare standard private Note & Mortgage	\$250.00
Obtain Mortgage Survey/Plot Plan	\$150.00
Obtain Corporate Certificate of Good Standing (Mass.)	\$75.00
Prepare Trustee Certificate	\$125.00

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