



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.

Full Package

A full service package provides a comprehensive review of the contract and the transaction. This package provides for adequate phone calls, emails and revisions 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	Full	Premium
Guaranteed Fees	\$695.00	\$845.00
Answer real estate sale and contract questions	✓	✓
Prepare/review sale agreement and addenda as necessary	✓	✓
Propose contract changes as necessary	✓	✓
Coordinate with real estate agents	✓	✓
General legal counsel on the sale of real estate	✓	✓
Phone Calls up to 15 minutes each	5	Unlimited
Brief e-mail exchanges	8	Unlimited
Counsel on subsequent changes and revisions	6	Unlimited
Counsel on repetitive contingencies and extensions if necessary	+\$75.00 ea	✓
Coordinate and communicate with buyer's attorney or real estate agent	✓	✓
Coordinate and communicate with settlement agent and bank attorney	✓	✓
Review Closing Disclosure/statement and closing documents	✓	✓
Prepare new Deed	✓	✓
Obtain mortgage/lien payoff statement	1	✓
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 to 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 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
Assistance or review of solar panel agreements or documents (PPA, rental, lease, transfer agreement or UCC releases)	\$475.00
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	\$225.00
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
FSBO or no Real Estate Involvement	+\$175.00
<i>Rush Premium</i> (Applicable if closing within 10 business days of order)	+200.00