

Ram Abstract, Ltd.-NY-TITLE CHARGES

SERVICE FEES:

Escrow Service Fee	\$50 Per Escrow
Express Mail	\$25 Per Delivery
Recording Service Fee	\$75 Per Document
Refinance Closer Payoff Transmittal Fee	\$250 Per Payoff

DEPARTMENTALS/MUNICIPAL SEARCHES- MUNICIPALITY FEE MAY BE ADDITIONAL

Residential Transaction (Housing & Building Search, Certificate of Occupancy Search, Emergency Repair Search, Fire Search, Street Report & Highway Search)	\$500
Commercial Transaction (Housing & Building Search, Certificate of Occupancy Search, Emergency Repair Search, Fire Search, Street Report, & Highway Search)	\$625

COST OF DEPARTMENTALS WHEN ORDERED ADDITIONALLY:

Air Resources	\$50*
Bankruptcy Search	\$30 per name
Fuel Oil Search	\$50*
Health Department Search	\$50*
Landmark Search	\$50*
Patriot Search	\$30 Per Name
Street Report	\$50*
Survey Inspection	\$150
New Survey	COST VARIES

OTHER CHARGES, EXTRA WORK IF NECESSARY, including but not limited to:

Additional Chains of Title, Additional Name Run, Condo Multiple Lot Review, Copies of Documents, Covenants and Restrictions, Certified Copies, Foreclosure Review, Short Sale Review, Surrogates Search and Review, Expedited Title Fee, Survey Locate, Survey Inspection, Additional Tax and Title Contins, Transfer Document Preparation, Building Plans, Building Loan Contins and Out of State Lien Searches.

Cost is contingent on work done.

STATE SEARCHES:

Certificate of Good Standing or Incorporation	\$170 Per Name
Franchise Tax Search	\$20 Per Name
UCC Search including Federal Tax Lien - State/County	\$75* Per Name
Articles of Organization	\$170 per Name

SEARCHES NOT REQUIRING INSURANCE

Coop Search	\$550
Last Owner Lien and Judgment Search	\$550
Exhibit I and Exhibit III Preparation and Recording	\$600
Single & Separate Search and Report- starting at	\$150 per lot

All search fees are subject to New York State Sales tax, where applicable. Title costs may include charges for services not specified in the NY State TIRSA rate manual but are provided by Ram Abstract, Ltd. at the request of the lender or attorney. The issuance of the title policy is not dependent upon the performance of such services listed above.