

Valley Title & Escrow Agency, Inc.

782 Boardman-Canfield Road

Youngstown, Ohio 44512

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**THESE FEES ARE EFFECTIVE 01/01/2018 AND ARE SUBJECT TO REVISION
FOR STANDARD RESIDENTIAL SALES -- Addendum A.**

Title Costs - The following costs do not reflect any Bank financing requirement which may increase costs.

Seller: All Real Estate taxes due and owing to date of closing
Proration of real estate taxes based on current tax
duplicate:

Title Search:	\$235.00
Title Commitment Binder:	\$ 75.00
Title Guarantee Premium:	\$ 3.50 per thousand Minimum premium \$105.00
Prepare Deed and Affidavit and Misc. Documentation	\$125.00

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Buyer:	Conveyance fee:	\$4.00 per thousand
		\$.50 per parcel
	Recording of Deed	\$28.0
	0 Recording of Mortgage, if any	
	\$28.00 for first 2 pages each additional page	
	\$8.00	
	Settlement Closing Fee-Cash transaction	
	\$300.00	
	Settlement Closing Fee-Lender transactions: \$400.00	

Note: If Buyer is financing and lender requires title insurance then buyer will pay the difference between a title guarantee and title insurance policy. If any rental pro-ration and deposits are to be transferred it will be done so at the closing so that it may be figured exactly as to the date of property transfer.

Title Insurance as at the option and expense of the Buyer. NOTE: Additional fees may be incurred upon review of title status.

Buyer Initial_____

Seller Initial_____