



COLORADO TEAM TITLE, LLC

CLOSING AND SETTLEMENT
FEES MANUAL

FOR THE

STATE OF COLORADO
ALL COUNTIES

Colorado Team Title, LLC
138 W. 12th Ave.
Denver, CO 80204



THE FOLLOWING CLOSING AND SETTLEMENT FEETS ARE APPLICABLE TO ANY PROPERTY SITUATED IN THE STATE OF COLORADO

Residential Closing Fees

Residential Closing Fee: **\$340**

This fee is applicable to the sale transaction of any residential property.

Concurrent Residential Loan Closing Fee: **\$400**

This fee is applicable to a residential sale transaction where a loan is secured by a first priority deed of trust that is being closed concurrently with the sale of the property.

For Sale By Owner Closing Fee: **\$500**

This fee is applicable to any sale transaction of residential property where the seller is unrepresented by a realtor or real estate broker.

Concurrent Residential Second Loan Closing Fee: **\$250**

This fee is applicable when at least one existing encumbrance on the property is paid through closing or the buyer is obtaining more than one loan at the time of purchase.

Bundled Residential Refinance Closing Fee: **\$400**

This fee is applicable to any residential refinance transaction and includes any of the following services: Courier/express mail, release/release tracking, wire, cashier's check, tax certificate, loan doc retrieval (E-Doc), E-recording and Closing Protection Letter.

Tax Sale Closing Fee: **\$500**

This fee is applicable for any residential property transaction where a tax sale has commenced in said county where the property is situated.



Foreclosure/Short Sale Closing Fee: \$500

This fee is applicable for any residential property transaction where a foreclosure sale of the subject property has commenced as evidenced by the filing of a notice of election and demand for sale in the county records or the lien holders are requested to accept an amount less than the full amount claimed by each lien holder.

Foreclosure/Short Sale Processing Fee: \$1000

This fee is applicable when the company is requested by the seller to provide, in addition to the standard closing and settlement services, all items necessary to facilitate obtaining the approvals of the lien holders. This would include collection of documents and communication with all necessary parties in the processing of a short sale transaction.

Disbursement and Recording Service Fee: \$200

This fee is applicable where the company is only disbursing funds and recording documents, but not further or otherwise. The company will disburse funds and record, but will not print, present or distribute any of the loan closing documents.

Vacant Land Sale Closing Fee: \$200

Garage, Parking Space and Storage Unit Closing Fee: \$175

Residential Additional Fees

Mobile Home Title Purging Service Fee: \$200

This fee is applicable when title to a mobile home is requested to be purged and the mobile home made a part of the subject real property.

Technology Portal/Document Storage Fee \$49

This fee is for the cost of the technology portal and document storage provider Colorado Team Title utilizes for client interaction, messaging, scheduling and permanent document storage.

Wire Transfer Fee: \$25



This fee is for outgoing wire transfers initiated by the Company.

Cashier's Check Processing Fee: \$10

This fee is applicable when processing a cashier's check.

E-Doc Loan Document Retrieval Fee: \$25

This fee is applicable when the Company is required to retrieve, print and organize loan documents either from an email or through the lender's document production system.

E-Recording Fee: \$5 per document

This fee is for electronically recording the required documents with the county Clerk and Register.

Courier/Express Fee: \$22 per package

Includes those fees charged by UPS, Federal Express, DHL and/or local courier services.

Release Tracking Fee: \$25 per release

Release tracking fee for services connected with tracking the release of a Deed of Trust or Mortgage that has been paid off as part of the transaction. This fee does not include recording charges charged by the county for the recording of the release of the lien. This fee does not include when release documents are provided at, or prior to, closing.

Tax Certificates: \$26 per certificate

This fee is for verification that the property taxes for the subject property are in good standing.

Document Procurement Service Fee (One HOA): \$150 per transaction

This fee will apply when the subject property is subject to the Colorado Common Interest Ownership Act, and will include only those Common Interest Community Documents which are not recorded with the clerk and recorder for the county in which the subject property is situated.

Document Procurement Service Fee if there are Two or more Home Owners Associations: \$250 per transaction



HOA Notification Service: \$250

This fee applies when the company, as part of a closing and the issuance of a commitment for title insurance, is requested by the managing agent or board of directors of a home owners association to provide notification services related to the fulfillment of the duties of the home owner's association pursuant to any right of first refusal covenant.

Electronic Data Recovery Fee: \$5

Electronic Storage Fee: \$5

Subordination Processing Fee: \$250

**Flood Certificate: \$14 for a one-time certificate
\$19 for life of loan**

**Closing Fee for Transactions without
Title Insurance: \$1200**

1031 Exchange Document Processing Fee \$50

Renewable Energy Document Processing Fee \$50

Commercial Closing Fees

Commercial Closing Fee: \$500

This fee is applicable when the property is commercial, industrial, multi-unit or any other designations other than residential

NOTE: These fees will be increased at the rate of \$100/hour for labor over 5 hours, including preparation, closing, travel time, etc. These fees are all inclusive, covering supplemental costs such as express mail, long distance, courier fees (excluding international courier fee), etc.

Commercial Concurrent Loan Closing Fee: \$400



This fee is applicable to a commercial sale transaction where a loan is secured by a first priority deed of trust that is being closed concurrently with the sale of the property.

NOTE: These fees will be increased at the rate of \$100/hour for labor over 5 hours, including preparation, closing, travel time, etc. These fees are all inclusive, covering supplemental costs such as express mail, long distance, courier fees (excluding international courier fee), etc.

Commercial Concurrent Second Loan Closing Fee: \$200

This fee is applicable when at least one existing encumbrance on the property is paid through closing or the buyer is obtaining more than one loan at the time of purchase.

Bundled Commercial Refinance Closing Fee: \$600

This fee is applicable to any commercial refinance transaction and includes any of the following services: Courier/express mail, release/release tracking, wire, cashier's check, tax certificate, loan doc retrieval (E-Doc), E-recording and Closing Protection Letter.

Commercial Disbursement and Recording Service Fee: \$200

This fee is applicable where the company is only disbursing funds and recording documents, but not further or otherwise. The company will disburse funds and record, but will not print, present or distribute any of the loan closing documents.

Commercial Additional Fees

Tax Certificates: \$26 per certificate

This fee is for verification that the property taxes for the subject property are in good standing.

**Flood Certificate: \$14 for a one-time certificate
\$19 for life of loan**

Closing Fee for Transactions without Title Insurance: \$1200



Property Report Fees

Note: All Search Reports will be issued subject to the following limitation of liability:

The reports listed above are based on a limited search of the county real property records and are intended for informational purposes only. These reports do not constitute any form of warranty or guarantee of title or title insurance, and should not be used by the recipient of the reports as the basis for making any legal, investment or business decisions. The recipient of the reports should consult legal, tax and other advisors before making any such decisions. The liability of Land Title Guarantee Company will strictly be limited to (1) the recipient of the reports, and no other person, and (2) the amount paid for the report.

Full Property Report: \$100

The FPR provides the name (s) of the vested owner (s), the legal description, tax information (taken from information provided by the county treasurer on its website) and encumbrances, which, for the purposes of this report, means deeds of trust and mortgages, and liens recorded against the property and the owner (s) in the records of the clerk and recorder for the county in which the subject property is located. The delivery time requested by the client for this report is guaranteed.

Property Report: \$75

The PR provides the name (s) of the vested owner (s), the legal description and encumbrances, which, for the purposes of this report, means deeds of trust and mortgages, and liens recorded against the property and the owner (s) in the records of the clerk and recorder for the county in which the subject property is located. The delivery time requested by the client for this report is guaranteed.

Limited Property Report: \$45

The LPR provides the name (s) of the vested owner (s), the legal description and encumbrances, which, for the purposes of this report, means deeds of trust and mortgages, and liens recorded against the property and the owner (s) in the records of the clerk and recorder for the county in which the subject property is located.

To Be Determined Report: \$100

