

RIVERSIDE SETTLEMENT SERVICES LLC

402 BRKICH WAY, SUITE 2

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Settlement and Closing Cost Sheet

Title Services	Riverside	Competition
Title-Settlement Fee	\$250	\$250-500
Title- Document/Deed Prep	\$200-400	\$400-600
Title Insurance Premium	Minimum allowable	Minimum allowable + marked up costs
Title Commitment Fee	\$0	\$175 minimum
Title- Notary Fee	\$50 flat	\$50 per signature
Title Policy Endorsements	\$100	\$125
Title Courier Fee	At Cost	At cost + markup fees
Title- Lien Letter/Cert Repayment	At Cost	At cost + markup fees
Title- Wire Fees	\$25.00/wire	\$25-50\$/wire
Title- Check Fee	Free!	\$10/check
Title- Escrow Fees	Case by Case Basis	\$1% min/yr

Our promise to you:

- We do not add fees into title insurance premiums;
- We charge the lowest allowable title insurance premiums;
- We do not charge “junk” fees; The fees we charge on standard transactions are above;
- We do not markup lien letter/cert repayment fees; We only recover our out of pocket costs;
- We do not markup courier fees; We only recover our out of pocket costs;

Additionally, for clients who “fix and flip”, we waive our settlement fees and lower our document preparation/deed preparation fees if client engaged Riverside Settlement Services for the purchase of the Property.

Example- Client purchases 123 Main Street in January. Client sells 123 Main Street in April. Client will not pay a settlement fee and will pay a reduced doc prep/deed prep fee at closing on the sale of 123 Main St. This can save Client upwards of **\$650.00** per transaction.