

ESTIMATED PURCHASER'S COSTS

<u>Title Search</u>	\$185.00 - \$285.00
➤ The title search is a review of the property records for Beaufort County.	
<u>Hilton Head Transfer Tax Fee</u>	\$.0025 times purchase/sale price (.25%)
➤ This tax is required to be paid by purchasers of property located on Hilton Head Island. (Established by municipal ordinance.)	
<u>Survey</u> (excludes elevation certificate)	\$575.00 - \$850 (estimated)
➤ If you are obtaining a mortgage on the property, your lender may require a survey.	
➤ Also your insurance company will require a recent elevation certificate. Elevation Certificate is estimated to cost an additional \$600. (Billed at cost from a third party provider.)	
<u>Recording Fees</u>	\$10.00 - \$35.00
➤ For mortgages and releases (Amount established by state law.)	
<u>Title Binder</u>	\$100.00-\$200.00
➤ The binder is a requirement of the lender and informs them of any title defects in the chain of title.	
<u>Title Insurance</u>	\$180.00 for first \$50,000 of coverage \$3.00 per thousand from \$50,000 - \$100,000 \$2.10 per thousand from \$100,000 - \$500,000
➤ Lender's title insurance is required in financed transactions. Owner's coverage is strongly recommended for both financed and cash transactions. (Premium amounts are regulated by the State of South Carolina.)	
<u>Attorney's Fees</u> (based on normal closing)	
➤ Cash Purchase. The services to be performed will include a review of title exam, preparation of the settlement statement, receipt and disbursal of all closing funds, usual, normal pre-closing correspondence and conferences with clients.	as quoted
➤ Financed Purchase. The services to be performed will include the above and will also include review and preparation of loan Package.	as quoted
➤ In addition to legal fee, you will also be billed for any charge we incur on your behalf, such as copying costs, telefax charges, express charges, long distance charges and courier fees.	Standard Cost
➤ Any unusual or extraordinary matters arising during the course of our representation will be billed at an hourly rate of the professional or paralegal handling the work. Additionally, any work performed to clear title defects or any negotiations regarding such things as a contract addendum, repairs, or post-closing issues will be billed at the aforementioned hourly rate.	\$75.00 - \$350.00/hr.
➤ Other standardized potential attorney's fees (only charged if the work is performed)	
• Power of Attorney	\$100.00 (each individual)
• Mail-away closing	\$200.00 (includes 2 overnight fees)
• Second mortgage/additional equity line financing	\$350.00
• Basic Occupancy or Lease Agreement (first draft)	\$250.00
• Escrow Agreement or Escrow Release Agreement (first draft)	\$150.00
• Escrow for post-closing issues	\$250.00
• Corporate/Partnership Resolution	\$100.00
• Opinion Letter	\$200.00
• Review of Trust, Corporate, LLC, or Partnership Documents	hourly rate
<u>Assessments & Property Taxes</u>	Prorated at closing
➤ All assessments (including property owners' assessments or regime assessments) and Beaufort County property taxes will be prorated at closing.	
<u>Loan Fees</u>	Established and provided by Bank