



To Our Valued Customers:

Thank you for contacting **Fidelity Title Company** concerning the sale of your home. If you are successful in your endeavor to sell your home without Realtor assistance, **Fidelity Title Company can assist you with the closing process.** We will obtain payoffs for mortgages, taxes and other liens on your property, prepare closing statements, order any necessary legal documents and calculate tax prorations or other prorations in accordance with the terms and conditions of your written purchase agreement. The buyer and seller will be contacted prior to closing to verbally receive the final closing figures so there are no surprises at the closing table.

Buyer funds must be certified (certified check, cashiers check or a money order). Homeowner's insurance should be obtained by the buyer prior to closing, and proof of insurance along with a receipt for one years paid premium. **Fidelity Title Company** will disburse all funds for closing the transaction, including the sale proceeds, mortgage payoff(s), bills on the closing statement and recording the necessary documents at the Register of Deeds office.

Below is a list of common fees that could be associated with the sale of a home. There can be additional charges to both buyer and seller depending on the terms and conditions in the purchase agreements signed between the parties and fees associated with a Buyer's new mortgage loan.

Fidelity Title Company Fees:

Closing Fee: \$400.00 - Buyer
Document Prep Fee: \$300.00 - Seller
Owners Policy: Based on the sales price (typically a Sellers expense)
Mortgage Policy: Based on the mortgage amount (typically a Buyers expense)
Wire Fee: \$25.00
Courier Fee: \$25.00 for first package; \$15.00 for each additional package

“Do It Yourself Purchase Agreement Package”:

1. You must complete the purchase agreement in the package; the title company can not assist.
2. You receive a free paperwork package and basic closing assistance.

Other Fees commonly associated with a closing transaction include, but are not limited to:

Recording of the Warranty Deed: \$14.00 for a one page deed with an additional \$1.00 for tax certification, \$3.00 for each additional page (typically a buyer's expense)

Other documents for recording: \$14.00 for the first page and \$3.00 for each additional page.

Filing fee: \$35.00

Deed preparation charge: The fee is determined by the attorney preparing the deed for the seller.
Estimated cost is between \$30.00 to \$50.00 (typically a seller's expense).

