

CLOSING CHARGES – RESIDENTIAL

The Closing Charges - Residential will be based on the county where the closing services originated and not on the county where the subject property is situated.

REALTOR OR BROKER TRANSACTION

1.1	All Counties, except as shown in 1.2 below		\$250/closing
1.2	County Exceptions:		
		Delta	\$150/closing
		Eagle	\$350/closing
		El Paso	\$200/closing
		Fremont	\$150/closing
		Garfield	\$195/closing
		Grand	\$150/closing
		Larimer	\$210/closing
		Mesa	\$175/closing
		Moffat	\$200/closing
		Montrose	\$150/closing
		Pitkin	\$300/closing
		Pueblo	\$150/closing
		Routt	\$200/closing
		San Miguel	\$400/closing
		Weld	\$210/closing
		Housing Authority (Garfield)	\$100/closing
		Housing Authority (Pitkin)	\$125/closing
		Housing Authority (Moffat)	\$100/closing
		Housing Authority (Routt)	\$100/closing
1.3	Document preparation paid by Realtor/Broker		\$ 5/closing

FOR SALE BY OWNER

2.1	All Counties, except as shown in 2.2 below		\$400/closing
2.2	County Exceptions:		
		Eagle	\$500/closing
		Fremont	\$300/closing
		Grand	\$250/closing
		Larimer	\$300/closing
		Mesa	\$350/closing
		Pueblo	\$300/closing
		San Miguel	\$500/closing
		Weld	\$300/closing

CLOSING CHARGES – RESIDENTIAL (cont.)

BUILDER OR CONDOMINIUM PROJECTS

3.1	All Counties, except as shown in 3.2 below		\$140/closing
3.2	County Exceptions:		
		Delta	\$125/closing
		Eagle	\$175/closing
		El Paso	\$110/closing
		Fremont	\$100/closing
		Grand	\$100/closing
		Larimer	\$100/closing
		Mesa	\$125/closing
		Montrose	\$125/closing
		Ouray	\$200/closing
		Pitkin	\$200/closing
		Pueblo	\$100/closing
		San Juan	\$200/closing
		San Miguel	\$300/closing
		Weld	\$100/closing

Note 1: These charges may be increased to \$350 per closing when the transaction involves one or more of the following: 1) specialized custom builder or developer requirements, 2) greater need for mailing of documents and courier services, 3) liaison with attorneys representing the parties and 4) more extensive coordination with builders, developers and/or buyers. (applicable to charges under both 3.1 and 3.2)

Note 2: These charges will include Timeshare/Interval Estate/Fractional Interest Sale Transactions where the interest is being conveyed for the first time. (applicable to charges under both 3.1 and 3.2)

VACANT LAND

4.1	All Counties, except as shown in 4.2 and 4.3 below		
4.1.1	1-10 platted residential lots or comparable metes & bounds		\$200/closing
4.1.2	11 – 20 platted residential lots or comparable metes & bounds		\$250/closing
<p>Note: If a transaction involves a metes and bounds parcel, and the work load relating thereto is comparable to the work load associated with transactions involving 1-10 lots, the charge in 4.1.1 shall be applied.</p>			
4.1.3	21 or more platted residential lots or comparable metes & bounds apply charges in 16.1 and 16.2		Commercial Closing Charge

CLOSING CHARGES – RESIDENTIAL (cont.)

4.2	County Exceptions:	Delta	\$120/closing
		Eagle	\$350/closing
		El Paso	\$110/closing
		Garfield	\$150/closing
		Grand	\$150/closing
		Larimer	\$100/closing
		Mesa	\$120/closing
		Montrose	\$120/closing
		Ouray	\$200/closing
		Pitkin	\$200/closing
		San Juan	\$200/closing
		San Miguel	\$300/closing
		Weld	\$100/closing

Note: These charges will be applied, regardless of the number of lots (applicable only to 4.2)

4.3 Exception for Fremont & Pueblo Counties

4.3.1	1 – 5 platted residential lots	\$100/closing
4.3.2	6 or more platted residential lots or metes & bounds	\$135/closing

REALTOR TRANSACTION ASSISTANCE

5.1 All Counties, except as shown in 5.2 below

If representing one agent	\$275/transaction
If representing both agents, same transaction	\$350/transaction (\$175 per agency)
If ownership of the property is vested in a lender	\$245/transaction

5.2 County Exceptions: El Paso

If representing one agent	\$225/transaction
If representing both agents, same transaction	\$300/transaction(\$150 per agency)

Fremont
Pueblo

If representing one agent	\$180/transaction
If representing both agents, same transaction	\$250/transaction (\$125 per agency)

LENDER'S LOAN PACKAGES

Concurrent with Sale (First Mortgage Loans)

6.1	All Counties, except as shown in 6.2 below	\$250/closing
6.2	County Exceptions:	Delta
		\$140/closing

CLOSING CHARGES – RESIDENTIAL cont.)

(County Exceptions cont.)	El Paso	\$220/closing
	Fremont	\$190/closing
	Garfield	\$150/closing
	Grand	\$125/closing
	Larimer	\$210/closing
	Mesa	\$140/closing
	Moffat	\$200/closing
	Montrose	\$140/closing
	Ouray	\$150/closing
	Pitkin	\$200/closing
	Pueblo	\$190/closing
	Routt	\$200/closing
	San Juan	\$150/closing
	San Miguel	\$150/closing
	Weld	\$210/closing
	Housing Authority (Pitkin)	\$175/closing

Concurrent with Sale or Refinance (Junior Mortgage Loans)

6.3 All Counties, except as shown in 6.4 below \$165/closing

6.4 County Exceptions:	Delta	\$140/closing
	Eagle	\$125/closing
	Fremont	\$160/closing
	Garfield	\$125/closing
	Grand	\$125/closing
	Larimer	\$150/closing
	Mesa	\$140/closing
	Moffat	\$125/closing
	Montrose	\$140/closing
	Ouray	\$150/closing
	Pitkin	\$150/closing
	Pueblo	\$160/closing
	Routt	\$125/closing
	San Juan	\$150/closing
	San Miguel	\$150/closing
	Weld	\$150/closing

Refinance (First Mortgage Loans)

6.5 All Counties, except as shown in 6.6 below \$250/closing

6.6 County Exceptions:	Delta	\$140/closing
	El Paso	\$220/closing
	Fremont	\$190/closing
	Garfield	\$150/closing
	Grand	\$200/closing
	Larimer	\$210/closing
	Mesa	\$140/closing

CLOSING CHARGES – RESIDENTIAL (cont.)

(County exceptions cont):	Moffat	\$200/closing
	Montrose	\$140/closing
	Ouray	\$150/closing
	Pitkin	\$200/closing
	Pueblo	\$190/closing
	Routt	\$200/closing
	San Juan	\$150/closing
	San Miguel	\$150/closing
	Weld	\$210/closing

Refinance (Junior Mortgage Loans)

6.7 All Counties, except as shown in 6.8 below \$250/closing

6.8 County Exceptions:	Delta	\$140/closing
	El Paso	\$220/closing
	Fremont	\$175/closing
	Garfield	\$150/closing
	Grand	\$200/closing
	Larimer	\$150/closing
	Mesa	\$140/closing
	Moffat	\$200/closing
	Montrose	\$140/closing
	Ouray	\$150/closing
	Pitkin	\$200/closing
	Pueblo	\$175/closing
	Routt	\$200/closing
	San Juan	\$150/closing
	San Miguel	\$150/closing
	Weld	\$150/closing

Loan Modification Transaction

7. All Counties \$ 75/closing

Physical Presentation Only

8.1 All Counties, except as shown in 8.2 below \$100/closing

8.2 County Exceptions:	Eagle	\$150/closing
	Garfield	\$125/closing
	Grand	\$125/closing
	Pitkin	\$150/closing

Processing Only

9.1 All Counties, except as shown in 9.2 below \$150/closing

9.2 County Exceptions:	Garfield	\$125/closing
	Grand	\$125/closing

CLOSING CHARGES – RESIDENTIAL (cont.)

Disbursement Only

10.1	All Counties, except as shown in 10.2 below		\$100/closing
10.2	County Exceptions:	Fremont	\$ 60/closing
		Garfield	\$125/closing
		Pitkin	\$125/closing
		Pueblo	\$ 60/closing

Foreclosure Transactions

11.	Applicable to the counties listed below		\$200/closing
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Adams, Arapahoe, Boulder, Broomfield, Clear Creek, Delta, Denver, Douglas, Eagle, El Paso, Elbert, Fremont, Garfield, Jefferson, Mesa, Moffat, Montrose, Park, Pitkin, Pueblo and Routt

Note 1: This charge will be in addition to the appropriate closing charges for 1.1, 1.2, 2.1, 2.2, 3.1, 3.2, 4.1.1, 4.1.2, 4.1.3, 4.2, 4.3.1, 4.3.2, 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7 and 6.8 above.

Note 2: This charge shall be applied when 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.

TIME SHARE/INTERVAL ESTATE/FRACTIONAL INTEREST SALE TRANSACTIONS

12.1	All Counties, except as shown in 12.2 below		\$175/closing
12.2	County Exceptions:	Eagle	\$200/closing
		Grand	\$150/closing
		Moffat	\$200/closing
		Pitkin	\$200/closing
		Routt	\$200/closing

Note 1: These charges will be applied only on a resale of the interest. These charges may be increased to \$350 per closing when the transaction involves one or more of the following: 1) greater need for mailing of documents and courier services, 2) liaison with attorneys representing the parties and 3) more extensive coordination with sellers and/or buyers. (applicable to charges under both 12.1 and 12.2)

Note 2: For the charge when a Builder or Developer conveys the interest for the first time, see Section 3.1 and 3.2 (Builder or Condominium Projects) above..

CLOSING CHARGES – RESIDENTIAL (cont.)

TIME SHARE/INTERVAL ESTATE/FRACTIONAL INTEREST LENDER'S LOAN PACKAGE

Concurrent with Sale

13.1	All Counties, except as shown in 13.2 below		\$ 75/closing
13.2	County Exception:	Eagle	\$100/closing
		Moffat	\$100/closing
		Pitkin	\$200/closing
		Routt	\$100/closing

PURGING OF MANUFACTURED HOME TITLE

14.1	All Counties; except as shown in 14.2 below		\$100/closing
14.2	County Exception:	Mesa	\$150/closing

ADDITIONAL CHARGES

All Counties, except as shown

15.1	Courier Fees		\$ 15 per package
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Note: Courier Fees are those fees charged by UPS, Federal Express, DHL and similar national couriers

15.2	County Exceptions:		\$16 per package
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Eagle, Garfield, Moffat, Ouray, Pitkin, Routt, San Juan and San Miguel

Note: Courier Fees are those fees charged by UPS, Federal Express, DHL and similar national couriers

15.3	International Courier Fees		\$ 32 per package
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Note: International Courier Fees are those fees charged by UPS, Federal Express, DHL and similar international couriers

15.4	Express Fee		\$ 15 per package
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Note: Express fees are those fees charged by local courier services and do not include the charges in 15.1 and 15.2 above.

CLOSING CHARGES – RESIDENTIAL (cont.)

- 15.5 Tracking Fee for Release of Deeds of Trust and Mortgages** \$ 25 per release

Note 1: This fee does not apply to production builder transactions or when release documents are provided at, or prior to, closing

Note 2: This fee is independent of any charge imposed by the county for the recording of the release of lien. In the event that the Company determines that a release under Section 38-39-102(3)(c) can be recorded, the Company will pay the recording charge

- 15.6 Tax Certificates** \$25 per certificate

- 15.7 County Exception:** City of Boulder \$40 per certificate
and County of Boulder

Note: This charge will apply where the subject property is within both the City of Boulder and the County of Boulder, The charge includes the cost of the tax certificates from both the City of Boulder and the County of Boulder.

- 15.8 Debt Consolidation Check Fee** \$10 per check cut

Note: This charge will apply only when 5 or more checks are issued and those checks are used to pay off unsecured debt.

- 15.9 Lender Document Retrieval Fee** \$30 per loan package

- 15.10 County Exceptions:** No Charge

Eagle, Fremont, Grand and Pueblo

- 15.11 Home Owners Association Document Retrieval Fee** \$75 per transaction

Note 1: This charge will apply when the subject property is subject to the Colorado Common Interest Ownership Act, and the seller is required to provide the Common Interest Community Documents to the buyer, pursuant to Section 7(4) of the Contract to Buy and Sell Real Estate. This charge 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.

Note 2: This charge is only applicable when the HOA Department is requested to facilitate the obtaining of the Common Interest Communities Documents on behalf of the seller