

GREENBRIER SETTLEMENTS, LLC

9403 GRANT AVENUE, MANASSAS, VA (703) 366-2668, Fax (703) 366-2667; Jsmith@shaclaw.com

Estimated Settlement Fees, Legal Fees and Title Insurance Expenses¹

<u>SETTLEMENT FEES</u>	<u>PAYABLE BY PURCHASER</u>	<u>PAYABLE BY SELLER</u>
Settlement Fees (Payable to Greenbrier)	\$ 175.00 ²	\$ 195.00
Release Processing Fee (per Release) (Payable to Require & Greenbrier)		100.00 ³
Fee for Deed Preparation (Payable to Smith, Hudson & Carluzzo)		150.00 ⁴
Payoff Processing and Delivery Fee (Payable to Greenbrier)		50.00
Fee for Courier Services (Reimbursable to Greenbrier)	75.00	
Fee for Power of Attorney (if applicable) (Payable to Smith, Hudson & Carluzzo)	75.00 ⁵	\$75.00 ⁵
Title Examination Fees (Payable to Cedar Run/Greenbrier)	195.00	
Form R-5 processing fee (For out-of-state sellers)		\$25.00
Title Insurance Premium (per \$1,000) (Payable to Greenbrier and/or Title Underwriter) ⁶	[See schedule below]	
Up to \$100,000.....	\$ 4.68/\$1,000	
\$100,001 to \$500,000.....	\$ 4.08/\$1,000	
\$500,001 to \$5,000,000	\$ 3.60/\$1,000	
Minimum Premium	\$120.00	

¹ Subject to seasonal promotional discounts.

² Additional fees apply if secondary financing is obtained.

³ As required.

⁴ Fee for Complex Deed Preparation (i.e., trusts or estate) \$200.00

⁵ As required if prepared by _____

⁶ The rate for any Lender's title insurance policy issued simultaneously with the Owner's policy is \$50. There will also be a \$95 fee for preparation of a title insurance binder and required endorsement.