

FEES AND SERVICE CHARGES

Search	Description	Fee
Attorney Search	Includes 40 year deed chain, judgments and liens, open mortgages	\$400
Bankruptcy Search	Per name	\$40
Business Search	Judgments and liens, State and County UCC's and bankruptcies on a business name or any name (10 yr search)	\$125 first name and \$75 per name thereafter
Certified Copies of Documents	Price varies per document. Please contact Federal Standard for quote.	\$100+
Certificate of good standing (NYS)		\$200
Certificate of occupancy search (5 boroughs)		\$150
Co-op search – no insurance (5 boroughs, Nassau and Suffolk)	Includes open mortgages, judgments, liens, UCC's, bankruptcies vs. seller, buyer & cooperative corporation	\$300+
Co-op search – no Insurance (All other)	Includes open mortgages, judgments, liens, UCC's, bankruptcies vs. seller, buyer & cooperative corporation	\$400+
Copy of building plans (5 boroughs)	+ surcharge (if applicable)	\$150
Copies of Documents	Price varies per document. Please contact Federal Standard for quote.	\$50+
Corporate Franchise Tax	Per Corporation	\$150
Covenant & Restriction Search	Includes covenants, restrictions, or easements recorded against a property. Price varies per property. Please contact Federal Standard for quote.	\$250+
Foreclosure Search	Includes 40 year deed search, judgments and liens, open mortgages, parties defendant and taxes.	\$500+
Full Municipal Search (5 boroughs)	Includes Tax, Street, Highway, H&B, Fire Violations, C/O, and ER.	\$430
Full Municipal Search (All other)	Includes Tax, Street, Highway, H&B, Fire Violations, C/O, and ER.	\$500
Judgment & Lien Search	Includes judgments, liens, ECBs, PVBs, Lis Pendens per name or per property (Mortgages Not Included)	\$55
Last Owner Search	Certification of ownership	\$200
Open Mortgage Search (5 boroughs)	Includes any open mortgages on property	\$150
Patriot Name Search	Per name	\$30
Single Municipal Search	+ surcharge (if applicable)	\$80
UCC Search (NYS and County)	Provides Filing Information, per name or property	\$110
Zoning Lot Certification	Includes Zoning lot certification, preparation of ownership statement and filing.	\$950

Fees are based on each base lot and are subject to local sales tax.

Service Fees

Document Type	Description	Fee
Courtesy filing service fee	Per document	\$75
E-form ACRIS preparation	Additional \$50 for same day service	\$150
Express mail	Per document	\$30
Escrow service fee	Per escrow payment	\$75

Nassau County Recording Charges

Document Type	Description	Fee
Deed (3 pages)	Residential Property (1 to 3 family) includes RP-5217 filing fee of \$125 +\$5 per additional page	\$475
	Commercial property (All other property types) includes RP-5217 filing fee of \$250 +\$5 per additional page	\$675
Mortgage (22 pages)	+\$5 per additional page	\$450
Sat's/Assignments (2 pages)	+\$5 per additional page	\$300
Power of Attorney (8 pages)	+\$5 per additional page	\$300
UCC's (3 pages)	Coop addendum costs \$50 additional	\$250

Standard Recording Charges (All Other Counties)

Document Type	Description	Fee
Deed (3 pages)	Residential Property (1 to 3 family) includes RP-5217 filing fee of \$125 +\$5 per additional page	\$325
	Commercial property (All other property types) includes RP-5217 filing fee of \$250 +\$5 per additional page	\$525
Mortgage (22 pages)	+\$5 per additional page	\$300
Sat's/Assignments (2 pages)	+\$5 per additional page	\$150
Power of Attorney (8 pages)	+\$5 per additional page	\$150
UCC's		\$85
Filing Misc. Items (sat of Judgments, etc.)		\$150

Please note there will be additional \$60 lot verification fee for recording in Suffolk County. For recording in Nassau County, there is additional \$150 per block listed. For UCC Nassau filing, filing fee is retained by the Nassau county clerk, even if filing is not accepted.