

Great American Title Charges as of June 5th, 2019

Nassau County	
Record Deed with RP-5217 for residential property up to 3 pages - \$5/each additional page	\$225.00
Record Deed with RP-5217 for commercial property up to 3 pages - \$5/each additional page	\$350.00
Record Mortgage up to 18 pages \$5/each additional page	\$225.00
Record CEMA/Modification Agreement with 255 Affidavit up to 30 pages	\$275.00
Record Subordination Agreement up to 8 pages	\$85.00
Record Assignment of Mortgage	\$85.00
Record Assignment of Leases and Rents	\$175.00
Record Satisfaction of Mortgage	\$85.00
Record Power of Attorney	\$85.00
Nassau Block Fee PER Document	\$300.00
Tax Map Verification Letter PER Tax Lot and Document	\$355.00
Recording Service Charge per document - \$25.00 (Residential) \$50.00 (Commercial)	
*Note assignment and satisfaction fees are subject to change depending on how many mortgages are referenced in each document.	

Suffolk County	
Record Deed with RP-5217 for residential property up to 3 pages - \$5/each additional page	\$325.00
Record Deed with RP-5217 for commercial property up to 3 pages - \$5/each additional page	\$425.00
Record Mortgage up to 18 pages \$5/each additional page	\$275.00
Record CEMA/Modification Agreement with 255 Affidavit up to 30 pages	\$325.00
Record Subordination Agreement up to 8 pages	\$85.00
Record Assignment of Mortgage	\$150.00
Record Assignment of Leases and Rents	\$175.00
Record Satisfaction of Mortgage	\$125.00
Record Power of Attorney	\$90.00
Suffolk County Fee PER Document and PER Lot	\$200.00
Suffolk County Real Tax service Agency Mortgage Verification Fee - \$200 for each mortgage related document including but not limited to mortgages, assignments, CEMA's, spreaders, modifications and satisfactions.	\$200.00
Recording Service Charge per document - \$25.00 (Residential) \$50.00 (Commercial)	
*Note assignment and satisfaction fees are subject to change depending on how many mortgages are referenced in each document.	

NYC Recording Fees (Bronx, Kings, Manhattan, Queens and Richmond Counties)	
Record Deed with RP-5217 for residential property up to 3 pages - \$5/each additional page	\$190.00
Record Deed with RP-5217 for commercial property up to 3 pages - \$5/each additional page	\$315.00
Record Mortgage up to 30 pages - \$5/each additional page	\$195.00
Record CEMA with 255 Affidavit up to 30 pages	\$225.00
Record Subordination Agreement up to 8 pages	\$90.00
Record Assignment of Mortgage	\$75.00
Record Assignment of Leases and Rents up to 10 pages - \$5/each additional page	\$100.00
Record Satisfaction of Mortgage - \$85.00	\$85.00
Record Power of Attorney - \$85.00	\$85.00
Recording Service Charge per document - \$25.00 (Residential) \$50.00 (Commercial)	
Record Termination of Assignment of Leases & Rents	\$85.00
Record UCC-3	\$50.00
*Note assignment and satisfaction fees are subject to change depending on how many mortgages are referenced in each document.	

All Other Counties	
Record Deed with RP-5217 for residential property up to 3 pages - \$5/each additional page	\$190.00
Record Deed with RP-5217 for commercial property up to 3 pages - \$5/each additional page	\$315.00
Record Mortgage up to 30 pages - \$5/each additional page	\$195.00
Record CEMA/Modification Agreement with 255 Affidavit up to 30 pages - \$5/each additional page	\$225.00
Record Subordination Agreement up to 8 pages	\$85.00
Record Assignment of Mortgage	\$85.00
Record Assignment of Leases Rents up to 10 pages - \$5/each additional	\$100.00
Record Satisfaction of Mortgage	\$85.00
Record Power of Attorney	\$85.00
Recording Service Charge per document - \$25.00 (Residential) \$50.00 (Commercial)	
Mt. Vernon, Peekskill and Yonkers Municipality Fee - \$150.00	
*Note assignment and satisfaction fees are subject to change depending on how many mortgages are referenced in each document.	

All other charges

UCC Search County	\$75.00 per name *
UCC Search State	\$100.00 per name *
UCC Filing County	\$40.00
UCC Filing State	\$50.00
UCC Filing Service Charge	\$25.00 per document
Accommodation Recording Charge	\$75.00/per document
Bankruptcy Searches	\$25.00 per name *
Patriot Searches	\$25.00 per name *
Survey Locate	\$70.00 *
Survey Inspection	\$75.00 *
Franchise Tax Search	\$25.00 *
Additional Tax Search ~ (Residential)	\$50.00 *
Additional Tax Search ~ (Commercial)	\$100.00 *
Certificate of Good Standing	\$175.00 *
Articles of Organization	\$195.00 *
Municipal Searches (Cert. of Occupancy, H&B, Fire Dept., Emergency Repairs, Street Report) (Residential)	\$395.00 *
Municipal Searches (All searches listed directly above) (Commercial)	\$495.00 *
Additional Municipal Search(es): Landmark, Highway Fuel Oil, et., al	\$100.00 per search *
ACRIS/PREP	\$175.00
Escrow Service Charge - \$50.00 per escrow (Residential) (Commercial)	\$75.00 per escrow
Overnight Courier Fee	\$9.00
Last Owner Search (includes copy of deed)	\$125.00 *
Copies of Documents (not Certified)	\$50.00 *
Judgment/Lien name search	\$100.00 per name/ per property
Attorney Search w/o Taxes for Residential Property (Includes running current owner for mortgage, judgments, Federal Tax Liens, UCC's, Lis Pendens and Mechanics Liens	\$400.00 * (minimum)
Attorney Search without Taxes for Commercial Property - TBD (Price is subject to review and cost of the search)	
Attorney Search with Taxes for Residential Property	\$450.00 * (minimum)
Attorney Search with Taxes for Commercial Property – TBD (Price is subject to review and cost of the search)	
Full Title Search (Includes 40 year title search, mortgages, judgments, Federal Tax Liens, UCC's, Lis Pendens and Mechanics Liens and copies of C & R's, easements and Agreements if any and taxes) for Residential Property	\$600.00 * (minimum)
Full Title Search for Commercial Property – (Price is subject to review and cost of the search)	TBD
Co-op Search - \$500.00* up to \$50,000.00 in Liability insurance.	
Title Update	\$150.00 * (minimum)
253 Affidavits	\$8.00
After Hours Closing Fee	\$150.00
Adjournment Fee	\$250.00
*All of the above search fees do not include in NYS Sales Tax.	