

Estimated Fees

Greater San Antonio Area

Estimate of Title Fees for Borrower

Escrow Fees:		
Resale		\$ 300.00
Refinance (Rate and Term)		\$ 300.00
Home Equity		\$ 350.00
Courier/Overnight Fee		*\$ 45.00
Tax Certificates	REFINANCES ONLY	\$ 43.30
Texas Guaranty Fee		\$ 5.00
Recording Fees	\$16.00 first page \$4.00 each additional page (per document)	\$ _____
Owners Title Policy	(See Rate Schedule on reverse side)	\$ _____
Survey Deletion	Residential – 5% of basic premium rate	\$ _____
T-19.1	Residential – 10% of basic premium rate	**\$ _____
T-19.1	Residential (Issued concurrently with survey deletion) 5% of basic premium rate	**\$ _____
Survey Deletion	Non-residential – 15% of basic premium rate	\$ _____
T-19.1	Non-residential – 15% of basic premium rate	**\$ _____
T-19.1	Non-residential (Issued concurrently with survey deletion) 10% of basic premium rate	**\$ _____
T-19.2	Mineral and Surface Damage Endorsement	\$ 50.00
T-19.3	Mineral and Surface Damage Endorsement	\$ 50.00
Loan Title Policy	(If issued simultaneously with an OTP)	\$ 100.00
Tax Deletion	(Required by most lenders)	\$ 25.00
T-19	Residential – 5% of LTP premium (Required by most lenders)	**\$ _____
T-19	Non-Residential – 10% of LTP premium	**\$ _____
T-19.2	Mineral and Surface Damage Endorsement	\$ 50.00
T-19.3	Mineral and Surface Damage Endorsement	\$ 50.00
T-36	(Required by most lenders)	\$ 25.00
T-17	(Required by most lenders if property is in a PUD)	\$ 25.00
T-42	Home Equity – 10% of LTP premium	\$ _____
T-42.1	Supplemental on Home Equity – 15% of LTP premium	\$ _____
T-31	Manufactured Housing	\$ 20.00
T-31.1	Manufactured Housing	\$ 50.00
T-35	Revolving Credit	\$ 50.00
T-33	Variable Rate Mortgage	\$ 20.00

The above schedule represents basic or standard fees for transactions closing with Independence Title and is an estimate only. Transactions with special circumstances or variations may require adjustments in fees. Please call your Independence Title Closer with any questions regarding your particular transaction and to verify these fees prior to closing.

*Fee may vary due to mailouts, additional payoffs and/or collateral packages

**\$50.00 minimum fee



