

Three Rivers Title Company LLC
Schedule of Closing and Settlement Fees
For all Colorado Counties
Effective: July 12, 2023

- **Bundled Closing Fee for Residential Sale Agent or Broker** **\$350**

Includes all fees for closing, presentation, release tracking, wire fee or cashier check, mail fee, courier fee, disbursement including document retrieval, except HOA documents, tax certificate and recording fees.

- **Bundled Closing Fee – For Sale by Owner** **\$500**

Includes all fees for closing, presentation, release tracking, wire fee or cashier check, mail fee, courier fee, disbursement including document retrieval, except HOA documents, tax certificate and recording fees.

- **Bundled Closing Fee – Short Sale or Foreclosure** **\$500**

Includes all fees for closing, presentation, release tracking, wire fee or cashier check, mail fee, courier fee, disbursement including document retrieval, except HOA documents, tax certificate and recording fees.

- **Bundled Loan Closing – Residential Refinance** **\$400**

Includes all fees for closing, presentation, release tracking, wire fee or cashier check, mail fee, courier fee, disbursement including document retrieval, except HOA documents, tax certificate and recording fees.

- **Bundled Loan Closing – Concurrent with Residential Sale** **\$350**

Includes all fees for closing, presentation, release tracking, wire fee or cashier check, mail fee, courier fee, disbursement including document retrieval, except HOA documents, tax certificate and recording fees.

- **Bundled Loan Closing – Stand Alone 2nd/Junior** **\$350**

Includes all fees for closing, presentation, release tracking, wire fee or cashier check, mail fee, courier fee, disbursement including document retrieval, except

HOA documents, tax certificate and recording fees.

- **Bundled Loan Closing – Concurrent 2nd/Junior** **\$250**

Includes all fees for closing, presentation, release tracking, wire fee or cashier check, mail fee, courier fee, disbursement including document retrieval, except HOA documents, tax certificate and recording fees.
- **Bundled Closing Fee – Commercial Sale** **\$500**

Includes all fees for closing, presentation, release tracking, wire fee or cashier check, mail fee, courier fee, disbursement including document retrieval, except HOA documents, tax certificate and recording fees.
- **Bundled Loan Closing – Concurrent with Commercial Sale** **\$500**

Includes all fees for closing, presentation, release tracking, wire fee or cashier check, mail fee, courier fee, disbursement including document retrieval, except HOA documents, tax certificate and recording fees.
- **Bundled Loan Closing – Commercial Refinance** **\$450**

Includes all fees for closing, presentation, release tracking, wire fee or cashier check, mail fee, courier fee, disbursement including document retrieval, except HOA documents, tax certificate and recording fees
- **Loan Closing – Commercial Concurrent 2nd/Junior** **\$250**
- **Closing Fee – Builder New Home** **\$200**
(This fee is only applicable when the Builder/Developer rate is used as defined by the Underwriter in its rate filing.)
- **Closing Fee – Present Only** **\$200**
- **Closing Fee – Vacant Land** **\$250**
- **Supplemental Fee for Additional Labor** **\$100/Hour**
For services requested beyond and in addition to those normally associated with a fee in which greater than six hours of labor is involved.
- **Supplemental Fee for Title or Property Research** **\$100/Hour**
For services not associated with a closing service to perform research on title or property matters.

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| • Supplemental Fee for Release Tracking or Facilitation | \$35 |
| • Supplemental Fee for Short Sale Processing | \$300 |
| • Supplemental Fee – Purge or Transfer Mobile Home | \$300 |
| • Supplemental Fee – 1031 Processing | \$75 |
| • Supplemental Fee – Escrow Set up Residential | \$150 |
| • Supplemental Fee – Escrow Set up Commercial | \$300 |
| • Supplemental Fee – Excess Check Fee (over 5) | \$10/each |
| • Supplemental Fee for Third Party Remote Notary | \$100 |
| • Supplemental Fee for Disbursement Only | \$200 |
| • Supplemental Fee for CIC Document Processing | \$125 |
| • Supplemental Fee for Additional CIC Document Processing | \$100 |
| • Basic Ownership and Encumbrance Report | \$5 |
| • Expanded Ownership and Encumbrance Report | \$50 |
| • Tax Certificate | \$25 |
| • Supplemental Fee for Courier or Express Shipping | \$25 |
| • Supplemental Fee for E-Recording | \$5 |
| • Supplemental Fee for Cashier’s Check | \$25 |
| • Supplemental Fee for Wire Transfer | \$35 |
| • Supplemental Fee for Electronic Document Processing & Payments | \$30 |