

[ORDER TITLE NOW](#) [ABOUT US](#) [CONTACT US](#)



[WHAT IS A SETTLEMENT](#) [OUR FEES](#) [OUR SERVICES](#) [RESOURCES + LINKS](#) [FAQS](#)



[OUR FEES](#)

■ SETTLEMENT COSTS

- DC
- MD
- VA
- FL
- PA

CALCULATORS

TAX RATES

## SETTLEMENT COSTS (MD CLOSINGS ONLY)

### Estimated Costs

[Click here to view the New 2010 HUD Compliant Fee Schedule](#)

You can read the article [What Will Your House Really Cost?](#), from the Washington Post newspaper to learn more about the costs involved. Clients may be entitled to certain discounts on their next settlement. Items marked with a **red \$** may qualify for a discount. A Settlement Sheet is divided into several categories as follows:

- **Lender Items to Borrower may include:**

- "Points" 1 point =1% of loan amount
- Appraisal/Application Fees
- Credit Report Fees
- Document Preparation Fees
- Underwriting Fees
- Flood Certification Fees
- Tax Service Fees
- Processing Fees
- Interest Rate Lock-In Fee

- **Lender Prepays:**

- Real Estate Tax Escrows
- Hazard Insurance Escrows
- Interim Interest

- **Title Items:**

Buyer's Fees	
Settlement Fee	\$300
Title Search/Abstract	\$265 (at cost)
Title Insurance Binder	\$100
Notary fee/Doc Prep	\$50
Delivery/Fax/Copy/Admin Fee	\$65
Courier Recording Service	\$25
Title Insurance (Owner's and Lender's Policy)	<b>\$4.67 per 1000 of sale price + \$50 for lender's policy</b>

Seller's Fees	
Settlement Fee	\$300
Doc Prep/Notary	\$50
Prepare and Process Release	\$170 per loan

Deliver/Fax/Copy/Admin Fee	\$18.75
----------------------------	---------

- Title Examination (Avenue does not charge extra)
- Multiple payoffs (refis) \$35 each
- Title Clearance (if necessary) \$110-210/hour

● **Montgomery County, Maryland Fees\***

	Borrower	Seller
State/County Transfer Tax (1.5 %)	0.75 %	0.75 %
County Record (\$6.90/1000) (loans up to \$500K)	\$3.45/1000	\$3.45/1000
County Record (\$10.00/1000) (loans over \$500K)	\$5.00/1000	\$5.00/1000
<b>Maryland Recording Fees</b>		
Deed	\$40	
Deed of Trust	\$40	
Releases		\$40
*variances may occur after application of first time homebuyer, low-income homebuyer, and other tax abatements as well as recently pending and enacted tax reductions at state and county levels. County taxes vary.		

● **Miscellaneous fees if applicable:**

	Borrower	Seller
Survey	\$175 - MD	N/A
Termite Inspection	\$65	
Additional Wire/Courier/Overnight	\$35	\$35
E-Storage Fee	\$45	